

**Table 3-4 Table of Commercially Zoned Sites**

**Notes:**

1. *Parcels highlighted in orange denotes zoning density greater than 20 units per acre; parcels with proposals for market rate housing are excluded.*
2. *\*CN Parcels to be rezoned to 20 units per acre.*
3. *Parcels with an Assessed Value Ratio greater than 1.5 were determined to have an artificially low assessed land value from parcels under the same*

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                   | ONSITE CONSTRAINTS - OPPORTUNITIES                                       | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|--|----------------------|
| 132-41-085 | 3707 El Camino Real | CN*             | 15 du/ac                    | 3             | CN                   | 0.18          | 3                  | 1 Story Personal Service; Retail               | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.99                 |
| 124-32-013 | 470 Cambridge Av    | CC (2)          | 30 du/ac                    | 7             | CC                   | 0.23          | 5                  | 1 Story Religious Institution: Surface Parking | Existing Non-Residential Use   | 1.64                 |
| 124-33-005 | 410 Sherman Av      | CC (2)          | 30 du/ac                    | 7             | CC                   | 0.24          | 5                  | 2 Story Office Commercial                      | Existing Commercial Use  | 4.17                 |
| 124-29-007 | 251 California Av   | CC (2)(R)(P)    | 30 du/ac                    | 7             | CC                   | 0.26          | 5                  | 1 Story retail                                 | Existing Commercial Use  | 1.19                 |
| 124-32-035 | 334 California Av   | CC (2)(R)(P)    | 30 du/ac                    | 8             | CC                   | 0.27          | 5                  | 2 Story Retail; Eating Drinking; Commercial    | Existing Commercial Use  | 0.74                 |
| 124-33-061 | 479 California Av   | CC (2)(R)(P)    | 30 du/ac                    | 7             | CC                   | 0.24          | 5                  | 1 Story commercial; Financial Service          | Existing Commercial Use  | 0.55                 |
| 120-15-090 | 595 Bryant St       | CD-C (GF)(P)/   | 40 du/ac                    | 8             | CC                   | 0.22          | 5                  | 1 Story Retail; Eating Drinking                | Small lot ; consolidation opportunity                                    | 0.75                 |
| 120-03-021 | 581 University Av   | CD-C (P)        | 40 du/ac                    | 10            | CC                   | 0.26          | 5                  | 1 Story Financial Service                      | Existing Commercial Use  | 0.73                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                      | ONSITE CONSTRAINTS - OPPORTUNITIES                                       | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|--|----------------------|
| 120-03-037 | 578 University Av   | CD-C (P)        | 40 du/ac                    | 8             | CC                   | 0.22          | 5                  | 1 Story Office                                    | Existing Commercial Use  | 3.45                 |
| 120-03-067 | 541 Cowper St       | CD-C (P)        | 40 du/ac                    | 9             | CC                   | 0.23          | 5                  | 1 Story commercial                                | Existing Commercial Use  | 1.47                 |
| 120-15-007 | 401 Waverley St     | CD-C (P)        | 40 du/ac                    | 8             | CC                   | 0.22          | 5                  | 1 Story Retail; personal Service                  | Small lot ; consolidation opportunity                                    | 1.09                 |
| 120-15-013 | 420 Cowper St       | CD-C (P)        | 40 du/ac                    | 10            | CC                   | 0.25          | 5                  | 2 story office                                    | Existing Commercial Use  | 2.12                 |
| 120-26-109 | 542 High St         | CD-C (P)        | 40 du/ac                    | 10            | CC                   | 0.25          | 5                  | 1 Story Commercial; Retail office                 | Existing Commercial Use  | 1.38                 |
| 120-26-111 | 135 Hamilton Av     | CD-C (P)        | 40 du/ac                    | 8             | CC                   | 0.22          | 5                  | Surface parking                                   | Parking serving adjacent commercial uses                                 | 0                    |
| 124-31-059 | 2101 El Camino Real | CN*             | 15 du/ac*                   | 5             | CN                   | 0.25          | 5                  | 1 Story Retail; Personal Service; Surface parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.91                 |
| 132-40-062 | 480 Wilton Av       | CN*             | 15 du/ac                    | 5             | CN                   | 0.25          | 5                  | 1 Story Eating Drinking; Surface parking          | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.91                 |
| 132-46-106 | 4112 El Camino Wy   | CN*             | 15 du/ac                    | 5             | CN                   | 0.25          | 5                  | 1 Story Eating Drinking                           | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 2.41                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                | ONSITE CONSTRAINTS - OPPORTUNITIES   | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|--|----------------------|
| 137-01-116 | 2000 El Camino Real | CN*             | 15 du/ac                    | 5             | CN                   | 0.27          | 5                  | 1 Story Eating Drinking; Surface parking    | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac   | 1.13                 |
| 137-08-078 | 3636 El Camino Real | CN*             | 15 du/ac                    | 5             | CN                   | 0.25          | 5                  | 1 Story Eating Drinking                     | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac   | 0.09                 |
| 137-08-097 | 3666 El Camino Real | CN*             | 15 du/ac                    | 5             | CN                   | 0.25          | 5                  | 1 Story Retail; Commercial; Surface Parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac   | 0.44                 |
| 137-11-091 | 3972 El Camino Real | CN*             | 15 du/ac                    | 5             | CN                   | 0.25          | 5                  | Gas Station                                 | Underground Storage Tanks; Current Maximum Residential Density is 15 du/ac | 0.27                 |
| 137-11-098 | 3780 El Camino Real | CN*             | 15 du/ac                    | 5             | CN                   | 0.24          | 5                  | 1 Story Retail; Commercial; Surface Parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac   | 0.13                 |
| 132-38-011 | 3275 Ash St         | CS              | 30 du/ac                    | 8             | CS                   | 0.27          | 5                  | 1 Story Office; Commercial; Surface Parking | Existing Commercial Use  | 2.47                 |
| 132-38-017 | 460 Lambert Av      | CS              | 30 du/ac                    | 6             | CS                   | 0.22          | 5                  | Surface parking                             | Small lot ; consolidation opportunity                                      | 0.04                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                        | ONSITE CONSTRAINTS - OPPORTUNITIES   | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|-------------------------------------|--|----------------------|
| 132-38-018 | 460 Lambert Av      | CS              | 30 du/ac                    | 6             | CS                   | 0.22          | 5                  | Surface parking                     | Small lot ; consolidation opportunity                                      | 0.04                 |
| 132-38-025 | 455 Portage Av      | CS              | 30 du/ac                    | 6             | CS                   | 0.22          | 5                  | 1 Story Commercial Office           | Small lot ; consolidation opportunity                                      | 4.26                 |
| 132-38-047 | 3260 Ash St         | CS              | 30 du/ac                    | 6             | CS                   | 0.22          | 5                  | SFD                                 | Small lot ; consolidation opportunity                                      | 5.62                 |
| 137-08-079 | 3516 El Camino Real | CS              | 30 du/ac                    | 6             | CS                   | 0.23          | 5                  | 1 Story Personal Service            | Existing Commercial Use  | 0.09                 |
| 137-08-088 | 3508 El Camino Real | CS              | 30 du/ac                    | 7             | CS                   | 0.24          | 5                  | Automotive Service; Surface Parking | Existing Commercial Use  | 0.16                 |
| 124-28-003 | 2260 Park Bl        | CC (2)          | 30 du/ac                    | 8             | CC                   | 0.29          | 6                  | Surface parking                     | Parking serving adjacent commercial uses                                   | 0                    |
| 124-32-034 | 300 California Av   | CC (2)(R)(P)    | 30 du/ac                    | 8             | CC                   | 0.27          | 6                  | 2 Story Eating Drinking; Commercial | Existing Commercial Use  | 0.73                 |
| 120-15-045 | 353 University Av   | CD-C (GF)(P)    | 40 du/ac                    | 12            | CC                   | 0.3           | 6                  | 1 Story Commercial; Retail; Office  | Existing Commercial Use  | 2.95                 |
| 120-16-020 | 635 Waverley St     | CD-C (P)        | 40 du/ac                    | 12            | CC                   | 0.31          | 6                  | 2 Story Office                      | Existing Commercial Use  | 0.9                  |
| 120-27-038 | 658 High St         | CD-C (P)        | 40 du/ac                    | 12            | CC                   | 0.32          | 6                  | 2 Story Commercial Surface Parking  | Existing Commercial Use  | 1.89                 |
| 124-30-015 | 1963 El Camino Real | CN*             | 15 du/ac                    | 6             | CN                   | 0.28          | 6                  | Gas Station                         | Underground Storage Tanks; Current Maximum Residential Density is 15 du/ac | 0.04                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                | ONSITE CONSTRAINTS - OPPORTUNITIES                                       | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|--|----------------------|
| 132-35-045 | 3705 El Camino Real | CN*             | 15 du/ac                    | 6             | CN                   | 0.28          | 6                  | 1 Story Retail                              | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.26                 |
| 120-33-004 | 67 Encina Av        | CS              | 30 du/ac                    | 8             | CS                   | 0.27          | 6                  | 1 Story Commercial; Office                  | Existing Commercial Use  | 1.17                 |
| 132-37-055 | 3051 El Camino Real | CS              | 30 du/ac                    | 9             | CS                   | 0.3           | 6                  | 1 Story Retail; Surface Parking             | Existing Commercial Use  | 0.45                 |
| 132-38-058 | 320 Lambert Av      | CS              | 30 du/ac                    | 8             | CS                   | 0.28          | 6                  | 1 Story Office Commercial; Light Industrial | Existing Commercial Use  | 6.46                 |
| 132-38-060 | 280 Lambert Av      | CS              | 30 du/ac                    | 8             | CS                   | 0.28          | 6                  | 1 Story Office Commercial; Light Industrial | Existing Commercial Use  | 0.53                 |
| 132-38-061 | 292 Lambert Av      | CS              | 30 du/ac                    | 9             | CS                   | 0.32          | 6                  | 1 Story Office Commercial; Light Industrial | Existing Commercial Use  | 0.93                 |
| 132-39-087 | 455 Lambert Av      | CS              | 30 du/ac                    | 9             | CS                   | 0.32          | 6                  | 1 Story Commercial                          | Existing Commercial Use  | 0.56                 |
| 142-20-055 | 3160 El Camino Real | CS              | 30 du/ac                    | 8             | CS                   | 0.29          | 6                  | 2 Story Office; Surface Parking             | Existing Commercial Use  | 0.03                 |
| 132-31-071 | 2747 Park Bl        | GM              |                             | 6             | LI                   | 0.3           | 6                  | Vacant Lot                                  | Within PTOD  | 0.51                 |
| 124-32-040 | 414 California Av   | CC (2)(R)(P)    | 30 du/ac                    | 11            | CC                   | 0.37          | 7                  | 2 Story Financial Services; Surface Parking | Existing Commercial Use  | 0.49                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                      | ONSITE CONSTRAINTS - OPPORTUNITIES                                       | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|--|----------------------|
| 120-15-015 | 469 University Av   | CD-C (GF)(P)    | 40 du/ac                    | 13            | CC                   | 0.34          | 7                  | 1 Story Commercial; Retail; Eating Drinking       | Existing Commercial Use  | 1.7                  |
| 120-15-103 | 360 University Av   | CD-C (GF)(P)    | 40 du/ac                    | 13            | CC                   | 0.34          | 7                  | 1 Story Retail                                    | Existing Commercial Use  | 1                    |
| 120-16-011 | 630 Cowper St       | CD-C (P)        | 40 du/ac                    | 13            | CC                   | 0.34          | 7                  | 1 Story Office                                    | Existing Commercial Use  | 0.45                 |
| 120-26-002 | 130 Lytton Av       | CD-C (P)        | 40 du/ac                    | 13            | CC                   | 0.34          | 7                  | 2 Level Parking Structure                         | Parking serving adjacent commercial uses                                 | 0.36                 |
| 132-46-100 | 4115 El Camino Real | CN*             | 15 du/ac                    | 7             | CN                   | 0.35          | 7                  | 1 Story Eating Drinking                           | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 1.03                 |
| 137-08-081 | 3630 El Camino Real | CN*             | 15 du/ac                    | 7             | CN                   | 0.37          | 7                  | 2 Story Office; Surface Parking                   | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.36                 |
| 137-11-078 | 3700 El Camino Real | CN*             | 15 du/ac                    | 7             | CN                   | 0.36          | 7                  | 1 Story Personal Service; Retail; Surface Parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0                    |
| 137-11-083 | 3896 El Camino Real | CN*             | 15 du/ac                    | 7             | CN                   | 0.32          | 7                  | 1 Story Retail; Eating Drinking; Surface Parking  | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.56                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                | ONSITE CONSTRAINTS - OPPORTUNITIES   | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|--|----------------------|
| 132-37-033 | 2905 El Camino Real | CS              | 30 du/ac                    | 9             | CS                   | 0.32          | 7                  | 2 Story Commercial; Surface Parking         | Existing Commercial Use  | 0.17                 |
| 132-37-052 | 2951 El Camino Real | CS              | 30 du/ac                    | 9             | CS                   | 0.32          | 7                  | 1 Story Retail; Commercial                  | Existing Commercial Use  | 0.62                 |
| 132-37-056 | 3001 El Camino Real | CS              | 30 du/ac                    | 9             | CS                   | 0.33          | 7                  | 1 Story Retail; Surface Parking             | Existing Commercial Use  | 1.08                 |
| 132-38-048 | 268 Lambert Av      | CS              | 30 du/ac                    | 10            | CS                   | 0.35          | 7                  | 1 Story Office Commercial; Light Industrial | Existing Commercial Use  | 0.64                 |
| 132-41-088 | 3801 El Camino Real | CS              | 30 du/ac                    | 10            | CS                   | 0.35          | 7                  | 1 Story Office; Surface Parking             | Existing Commercial Use  | 1.14                 |
| 132-46-119 | 4195 El Camino Real | CS              | 30 du/ac                    | 10            | CS                   | 0.35          | 7                  | 1 Story Automotive Services                 | Existing Commercial Use  | 0.88                 |
| 132-46-120 | 4193 El Camino Real | CS              | 30 du/ac                    | 10            | CS                   | 0.36          | 7                  | 1 Story Medical Office; Automotive Services | Existing Commercial Use  | 0.56                 |
| 124-33-066 | 2585 El Camino Real | CN*             | 15 du/ac                    | 8             | CN                   | 0.4           | 8                  | Surface parking                             | Parking serving adjacent commercial uses                                   | 0                    |
| 132-40-059 | 3609 El Camino Real | CN*             | 15 du/ac                    | 8             | CN                   | 0.42          | 8                  | Gas Station                                 | Underground Storage Tanks; Current Maximum Residential Density is 15 du/ac | 0                    |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE   | ONSITE CONSTRAINTS - OPPORTUNITIES   | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|--|----------------------|
| 132-41-083 | 3783 El Camino Real | CN*             | 15 du/ac                    | 8             | CN                   | 0.42          | 8                  | 1 Story Eating Drinking; Retail; Commercial: Surface Parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac   | 1.33                 |
| 137-01-070 | 2200 El Camino Real | CN*             | 15 du/ac                    | 8             | CN                   | 0.41          | 8                  | Gas Station  | Underground Storage Tanks; Current Maximum Residential Density is 15 du/ac | 0.11                 |
| 132-38-027 | 425 Portage Av      | CS              | 30 du/ac                    | 12            | CS                   | 0.4           | 8                  | 1 Story Commercial; Office                                   | Existing Commercial Use  | 0.31                 |
| 132-38-045 | 3200 Ash St         | CS              | 30 du/ac                    | 11            | CS                   | 0.39          | 8                  | 1 Story Office; Surface Parking                              | Existing Commercial Use  | 4.6                  |
| 132-38-046 | 3250 Ash St         | CS              | 30 du/ac                    | 11            | CS                   | 0.38          | 8                  | 2 Story Office Commercial                                    | Existing Commercial Use  | 1.13                 |
| 148-09-010 | 4335 El Camino Real | CS              | 30 du/ac                    | 12            | CS                   | 0.4           | 8                  | 2 Story Commercial; Office                                   | Existing Commercial Use  | 1.21                 |
| 120-34-014 | 98 Encina Av        | CC              | 30 du/ac                    | 13            | CC                   | 0.44          | 9                  | Surface parking  | Parking serving adjacent commercial uses                                   | 0.01                 |
| 124-30-017 | 1921 El Camino Real | CN*             | 15 du/ac                    | 9             | CN                   | 0.43          | 9                  | 1 Story Eating Drinking; Surface parking                     | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac   | 0.97                 |



| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                             | ONSITE CONSTRAINTS - OPPORTUNITIES                                       | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|--|----------------------|
| 132-46-104 | 4128 El Camino Wy   | CN*             | 15 du/ac                    | 9             | CN                   | 0.45          | 9                  | 2 Story Office                           | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.32                 |
| 137-01-113 | 2280 El Camino Real | CN*             | 15 du/ac                    | 9             | CN                   | 0.43          | 9                  | 1 Story Eating Drinking; Surface parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.06                 |
| 137-01-125 | 2257 Yale St        | CN*             | 15 du/ac                    | 9             | CN                   | 0.43          | 9                  | 2 Story Office; Surface Parking          | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 1.23                 |
| 132-38-026 | 435 Portage Av      | CS              | 30 du/ac                    | 13            | CS                   | 0.45          | 9                  | 1 Story Commercial Office                | Existing Commercial Use  | 0.34                 |
| 132-39-071 | 429 Lambert Av      | CS              | 30 du/ac                    | 13            | CS                   | 0.45          | 9                  | 1 Story Automotive Services; Office      | Existing Commercial Use  | 0.23                 |
| 167-08-036 | 4232 El Camino Real | CS              | 30 du/ac                    | 12            | CS                   | 0.43          | 9                  | 1 Story Daycare School                   | Existing Commercial Use  | 1.07                 |
| 137-01-069 | 559 College Av      | CN*             | 15 du/ac                    | 10            | CN                   | 0.47          | 10                 | 2 Story Retail; Surface Parking          | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 1.81                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                             | ONSITE CONSTRAINTS - OPPORTUNITIES   | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|--|----------------------|
| 124-33-067 | 2501 El Camino Real | CN*; CC (2)     | 15/30 du/ac                 | 10            | CN                   | 0.51          | 10                 | 1 Story Eating Drinking                  | Existing Commercial Use; Current Max Res Density is 15 du/ac on portion of lot | 0.33                 |
| 132-39-090 | 415 Lambert Av      | CS              | 30 du/ac                    | 15            | CS                   | 0.51          | 10                 | 1 Story Commercial                       | Existing Commercial Use  | 3.44                 |
| 132-41-096 | 3885 El Camino Real | CS              | 30 du/ac                    | 14            | CS                   | 0.47          | 10                 | 1 Story Eating Drinking; Surface parking | Existing Commercial Use  | 3.51                 |
| 167-08-030 | 4230 El Camino Real | CS              | 30 du/ac                    | 15            | CS                   | 0.52          | 10                 | 1 Story Automotive Service               | Existing Commercial Use  | 0.04                 |
| 167-08-035 | 4200 El Camino Real | CS              | 30 du/ac                    | 14            | CS                   | 0.48          | 10                 | 1 Story Automotive Service               | Existing Commercial Use  | 0                    |
| 124-29-020 | 150 Grant Av        | CC (2)          | 30 du/ac                    | 17            | CC                   | 0.59          | 12                 | 1 Story Commercial; Office               | Existing Commercial Use  | 0.23                 |
| 132-38-062 | 435 Acacia Av       | CS              | 30 du/ac                    | 18            | CS                   | 0.62          | 12                 | 1 Story Office                           | Existing Commercial Use  | 7.47                 |
| 167-08-042 | 4256 El Camino Real | CS              | 30 du/ac                    | 17            | CS                   | 0.59          | 12                 | 1 Story Eating Drinking                  | Existing Commercial Use  | 0.14                 |
| 132-36-077 | 2675 El Camino Real | CN*             | 15 du/ac                    | 13            | CN                   | 0.63          | 13                 | 1 Story Eating Drinking; Surface parking | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac       | 0.59                 |
| 132-44-022 | 4115 El Camino Wy   | CN*             | 15 du/ac                    | 13            | CN                   | 0.64          | 13                 | 1 Story Commercial: Surface Parking      | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac       | 0.75                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                             | ONSITE CONSTRAINTS - OPPORTUNITIES                                       | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|--|----------------------|
| 137-08-080 | 3606 El Camino Real | CN*             | 15 du/ac                    | 13            | CN                   | 0.65          | 13                 | Vacant Lot                               | Current Maximum Residential Density is 15 du/ac                          | 0                    |
| 120-34-001 | 841 El Camino Real  | CS              | 30 du/ac                    | 19            | CS                   | 0.64          | 13                 | Automotive Service                       | Existing Commercial Use  | 0                    |
| 167-08-037 | 4222 El Camino Real | CS              | 30 du/ac                    | 19            | CS                   | 0.63          | 13                 | 1 Story Eating Drinking                  | Existing Commercial Use  | 0.41                 |
| 132-43-153 | 4085 El Camino Wy   | CN*             | 15 du/ac                    | 14            | CN                   | 0.71          | 14                 | 1 Story Retail; Surface Parking          | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0.7                  |
| 132-38-042 | 3201 El Camino Real | CS              | 30 du/ac                    | 20            | CS                   | 0.68          | 14                 | 1 Story Retail; Surface Parking          | Existing Commercial Use  | 0.27                 |
| 132-44-100 | 4135 El Camino Wy   | CN*             | 15 du/ac                    | 15            | CN                   | 0.75          | 15                 | 2 Story Office; Underground Parking      | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 4.06                 |
| 137-01-129 | 2390 El Camino Real | CN*             | 15 du/ac                    | 15            | CN                   | 0.76          | 15                 | 2 Story Commercial Surface Parking       | Existing Commercial Use; Current Maximum Residential Density is 15 du/ac | 0                    |
| 142-20-054 | 3150 El Camino Real | CS              | 30 du/ac                    | 22            | CS                   | 0.75          | 15                 | 1 Story Eating Drinking; Surface parking | Existing Commercial Use  | 0.3                  |
| 132-39-088 | 3399 El Camino Real | CS; CN*         | 30/15 du/ac                 | 15            | CS;CN                | 0.74          | 15                 | 1 Story Eating Drinking; Surface parking | Existing Commercial Use  | 0.29                 |

| APN             | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                             | ONSITE CONSTRAINTS - OPPORTUNITIES      | ASSESSED VALUE RATIO |
|-----------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|---|----------------------|
| 137-08-083      | 3400 El Camino Real | CS (H); RM-15   | 30/15 du/ac                 | 19            | MF;CS                | 0.96          | 19                 | 1 Story Eating Drinking                  | Existing Commercial Use                 | 1.74                 |
| 132-38-056      | 430 Lambert Av      | CS              | 30 du/ac                    | 30            | CS                   | 1.03          | 21                 | 2 Story Office Commercial                | Existing Commercial Use                 | 4.49                 |
| 124-28-045      | 154 California Av   | CC (2)(R)(P)    | 30 du/ac                    | 34            | CC                   | 1.14          | 23                 | 2 Story Retail                           | Existing Commercial Use                 | 0.29                 |
| 148-09-014      | 4291 El Camino Real | CS              | 30 du/ac                    | 34            | CS                   | 1.16          | 23                 | 1 Story Eating Drinking; Surface parking | Existing Commercial Use                 | 0.33                 |
| 132-31-042      | 130 Sheridan Av     | GM              |                             | 34            | LI                   | 1.13          | 34                 | Within PTOD                              | Needs Rezoning to allow Residential Use | 0                    |
| 142-20-035      | 3128 El Camino Real | CS              | 30 du/ac                    | 35            | CS                   | 1.18          | 24                 | 1 Story Eating Drinking; Surface parking | Existing Commercial Use                 | 0.93                 |
| <b>Subtotal</b> |                     |                 |                             | <b>1,141</b>  |                      |               | <b>874</b>         |  |   |                      |

| APN | SITE ADDRESS | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE | ONSITE CONSTRAINTS - OPPORTUNITIES | ASSESSED VALUE RATIO |
|-----|--------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--------------|------------------------------------|----------------------|
|-----|--------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--------------|------------------------------------|----------------------|

**Table 3-5 Table of SOFA II Housing Sites**

**Notes:**

- 1. Parcels highlighted in orange denotes zoning density greater than 20 units per acre; parcels with proposals for market rate housing are excluded.*
- 2. \*CN Parcels to be rezoned to 20 units per acre.*
- 3. Parcels with an Assessed Value Ratio greater than 1.5 were determined to have an artificially low assessed land value from parcels under the same*

| APN        | SITE ADDRESS   | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                 | ONSITE CONSTRAINTS - OPPORTUNITIES    | ASSESSED VALUE RATIO |
|------------|----------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|---------------------------------------|----------------------|
| 120-27-073 | 718 Emerson St | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 2                  | 1 Story; Automotive Service                  | Small lot ; consolidation opportunity | 0.53                 |
| 120-28-084 | 918 Emerson St | RT-35           | 25-50 du/ac                 | 3             | SOFA II CAP          | 0.08          | 2                  | 1 Story; Automotive Service                  | Small lot; consolidation opportunity  | 0                    |
| 120-27-072 | 721 Emerson St | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 Story Professional Office; Surface Parking | Small lot ; consolidation opportunity | 0.93                 |
| 120-28-004 | 160 Homer Av   | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | Surface Parking                              | Small lot ; consolidation opportunity | 0.05                 |
| 120-28-033 | 839 Emerson St | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 Story Personal Service; Surface Parking    | Small lot ; consolidation opportunity | 0.02                 |
| 120-28-036 | 825 Emerson St | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 Story Personal Service; Surface Parking    | Small lot ; consolidation opportunity | 0.31                 |
| 120-28-080 | 943 Emerson St | RT-35           | 25-50 du/ac                 | 3             | SOFA II CAP          | 0.11          | 3                  | 1 Story Professional Office                  | Small lot; consolidation opportunity  | 1.04                 |

| APN        | SITE ADDRESS    | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                     | ONSITE CONSTRAINTS - OPPORTUNITIES    | ASSESSED VALUE RATIO |
|------------|-----------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|----------------------------------|---------------------------------------|----------------------|
| 120-28-081 | 935 Emerson St  | RT-35           | 25-50 du/ac                 | 3             | SOFA II CAP          | 0.11          | 3                  | 1 Story Personal Service         | Small lot; consolidation opportunity  | 0.59                 |
| 120-28-082 | 929 Emerson St  | RT-35           | 25-50 du/ac                 | 3             | SOFA II CAP          | 0.11          | 3                  | 1 Story SFD                      | Small lot; consolidation opportunity  | 0.01                 |
| 120-28-085 | 926 Emerson St  | RT-35           | 25-50 du/ac                 | 3             | SOFA II CAP          | 0.11          | 3                  | 2 Story Personal Service; Office | Small lot; consolidation opportunity  | 0.34                 |
| 120-28-090 | 931 High St     | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 story light manufacturing      | Small lot ; consolidation opportunity | 0.19                 |
| 120-28-091 | 925 High St     | RT-35           | 25-50 du/ac                 | 5             | SOFA II CAP          | 0.14          | 3                  | Vacant; Auto Storage             | Small lot ; consolidation opportunity | 0.01                 |
| 120-28-093 | 960 High St     | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 Story Automotive Service       | Small lot ; consolidation opportunity | 0.59                 |
| 120-30-048 | 1027 Alma St    | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 Story Professional Office      | Small lot ; consolidation opportunity | 0.79                 |
| 120-30-049 | 1019 Alma St    | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.12          | 3                  | 1 Story Retail; Surface Parking  | Small lot ; consolidation opportunity | 1.25                 |
| 120-28-003 | 815 High St     | RT-35           | 25-50 du/ac                 | 4             | SOFA II CAP          | 0.13          | 4                  | 1 Story Professional Office      | Small lot ; consolidation opportunity | 1.55                 |
| 120-28-005 | 160 Homer Av    | RT-35           | 25-50 du/ac                 | 5             | SOFA II CAP          | 0.14          | 4                  | Surface Parking                  | Small lot ; consolidation opportunity | 0.02                 |
| 120-28-051 | 190 Channing Av | RT-35           | 25-50 du/ac                 | 6             | SOFA II CAP          | 0.17          | 5                  | 1 Story Professional Office      | Small lot ; consolidation opportunity | 1.45                 |
| 120-28-092 | 940 High St     | RT-35           | 25-50 du/ac                 | 6             | SOFA II CAP          | 0.18          | 5                  | 1 story light manufacturing      | Small lot ; consolidation opportunity | 0.62                 |

| APN        | SITE ADDRESS   | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE  | ONSITE CONSTRAINTS - OPPORTUNITIES    | ASSESSED VALUE RATIO |
|------------|----------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|---------------------------------------|----------------------|
| 120-28-094 | 145 Addison Av | RT-35           | 25-50 du/ac                 | 6             | SOFA II CAP          | 0.17          | 5                  | 1 Story Professional Office                               | Small lot ; consolidation opportunity | 0.77                 |
| 120-28-099 | 829 Emerson St | RT-35           | 25-50 du/ac                 | 6             | SOFA II CAP          | 0.19          | 5                  | 1 Story Personal Service; Office; Surface Parking         | Small lot ; consolidation opportunity | 0.89                 |
| 120-27-048 | 700 Emerson St | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.24          | 6                  | 1 Story Professional Office; Surface Parking              | Existing Commercial Use               | 1.55                 |
| 120-27-049 | 701 Emerson St | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.22          | 6                  | 1 Story Personal Service; Surface Parking                 | Existing Commercial Use               | 1.04                 |
| 120-28-040 | 849 High St    | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.24          | 6                  | 1 Story Professional Office                               | Existing Commercial Use               | 0.89                 |
| 120-28-050 | 901 High St    | RT-35           | 25-50 du/ac                 | 11            | SOFA II CAP          | 0.32          | 6                  | Vacant; Auto Storage                                      | Existing Commercial Use               | 0                    |
| 120-28-095 | 999 Alma St    | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.24          | 6                  | 1 Story Retail  | Existing Commercial Use               | 1.3                  |
| 120-30-050 | 100 Addison Av | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.24          | 6                  | 1 Story Retail; Surface Parking                           | Existing Commercial Use               | 0                    |
| 120-28-097 | 925 Alma St    | RT-50           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.24          | 6                  | 1 Story Professional Office                               | Existing Commercial Use               | 1.2                  |
| 120-28-038 | 882 Emerson St | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.25          | 7                  | 2 Story Personal Service; Medical Office; Surface Parking | Existing Commercial Use               | 8.86                 |

| APN             | SITE ADDRESS   | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                 | ONSITE CONSTRAINTS - OPPORTUNITIES       | ASSESSED VALUE RATIO |
|-----------------|----------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|--|----------------------|
| 120-28-086      | 930 Emerson St | RT-35           | 25-50 du/ac                 | 8             | SOFA II CAP          | 0.25          | 7                  | 1 Story Automotive Service                   | Existing Commercial Use                  | 2.04                 |
| 120-28-089      | 965 High St    | RT-35           | 25-50 du/ac                 | 12            | SOFA II CAP          | 0.35          | 9                  | 1 Story Professional Office; Surface Parking | Existing Commercial Use                  | 0.47                 |
| 120-27-046      | 700 High St    | RT-50           | 25-50 du/ac                 | 12            | SOFA II CAP          | 0.36          | 9                  | 1 Story Office                               | Existing Commercial Use                  | 1.64                 |
| 120-27-075      | 774 Emerson St | RT-35           | 25-50 du/ac                 | 16            | SOFA II CAP          | 0.48          | 13                 | 1 Story Retail                               | Existing Commercial Use                  | 1.76                 |
| 120-28-037      | 840 Emerson St | RT-35           | 25-50 du/ac                 | 16            | SOFA II CAP          | 0.48          | 13                 | Surface Parking                              | Parking serving adjacent commercial uses | 0.03                 |
| <b>Subtotal</b> |                |                 |                             | <b>220</b>    |                      |               | <b>171</b>         |  |  |                      |



| APN | SITE ADDRESS | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE | ONSITE CONSTRAINTS - OPPORTUNITIES | ASSESSED VALUE RATIO |
|-----|--------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--------------|------------------------------------|----------------------|
|-----|--------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--------------|------------------------------------|----------------------|

**Table 3-6 Table of Residentially Zoned Sites with Commercial Uses**

**Notes:**

- 1. Parcels highlighted in orange denotes zoning density greater than 20 units per acre; parcels with proposals for market rate housing are excluded.*
- 2. \*CN Parcels to be rezoned to 20 units per acre.*
- 3. Parcels with an Assessed Value Ratio greater than 1.5 were determined to have an artificially low assessed land value from parcels under the same*

| APN        | SITE ADDRESS       | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                 | ONSITE CONSTRAINTS - OPPORTUNITIES | ASSESSED VALUE RATIO |
|------------|--------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|------------------------------------|----------------------|
| 132-41-025 | 397 Curtner Ave.   | RM-30           | 30 du/ac                    | 6             | MF                   | 0.19          | 4                  | 2 story duplex                               | Existing Residential               | 0.73                 |
| 003-02-021 | 725 University Av  | RM-30           | 30 du/ac                    | 7             | MF                   | 0.25          | 5                  | 1 Story Office; Surface Parking              | Existing Commercial Use            | 0.4                  |
| 003-02-022 | 489 Middlefield Rd | RM-30           | 30 du/ac                    | 7             | MF                   | 0.25          | 5                  | 1 Story Office; Surface Parking              | Existing Commercial Use            | 0.12                 |
| 120-04-043 | 704 Webster St     | RM-30           | 30 du/ac                    | 7             | MF                   | 0.22          | 5                  | 1 Story Professional Office; Surface Parking | Existing Commercial Use            | 0.67                 |
| 120-16-046 | 720 Cowper St      | RM-30           | 30 du/ac                    | 7             | MF                   | 0.23          | 5                  | 1 Story Office; Surface Parking              | Existing Commercial Use            | 0.49                 |
| 124-27-038 | 2185 Park B1       | RM-30           | 30 du/ac                    | 7             | MF                   | 0.25          | 5                  | 2 Story Office; Surface Parking              | Existing Commercial Use            | 1.21                 |
| 124-27-039 | 2149 Park B1       | RM-30           | 30 du/ac                    | 7             | MF                   | 0.25          | 5                  | 2 Story Office; Surface Parking              | Existing Commercial Use            | 0.74                 |
| 120-03-038 | 610 University Av  | RM-40           | 40 du/ac                    | 8             | MF                   | 0.22          | 5                  | 2 Story Professional Office; Surface Parking | Existing Commercial Use            | 0.22                 |

| APN        | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                           | ONSITE CONSTRAINTS - OPPORTUNITIES                              | ASSESSED VALUE RATIO |
|------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|--|---|----------------------|
| 003-02-043 | 575 Middlefield Rd  | RM-30           | 30 du/ac                    | 8             | MF                   | 0.28          | 6                  | 2 Story Office; Podium Parking         | Existing Commercial Use   | 0.19                 |
| 132-41-072 | 405 Curtner Av      | RM-30           | 30 du/ac                    | 8             | MF                   | 0.28          | 6                  | Vacant Lot                             | Portion of lot serves as a driveway to adjacent surface Parking | 0                    |
| 003-02-048 | 547 Middlefield Rd  | RM-30           | 30 du/ac                    | 10            | MF                   | 0.36          | 7                  | 2 Story Office; Surface Parking        | Existing Commercial Use   | 1.61                 |
| 124-28-043 | 2211 Park Bl        | RM-30           | 30 du/ac                    | 10            | MF                   | 0.34          | 7                  | 1 Story Office; Surface Parking        | Existing Commercial Use   | 1.26                 |
| 003-02-047 | 720 University Av   | RM-30           | 30 du/ac                    | 12            | MF                   | 0.41          | 8                  | 1 Story Office; Surface Parking        | Existing Commercial Use   | 0.37                 |
| 137-01-121 | 531 Stanford Av     | RM-30           | 30 du/ac                    | 12            | MF                   | 0.4           | 8                  | 2 Story Hotel; Surface Parking         | Existing Commercial Use   | 4.91                 |
| 120-16-041 | 400 Forest Av       | RM-40           | 40 du/ac                    | 18            | SOFA I CAP           | 0.45          | 9                  | 1 Story Medical Office; Podium Parking | Existing Commercial Use   | 1.6                  |
| 120-16-042 | 430 Forest Av       | RM-40           | 40 du/ac                    | 20            | SOFA I CAP           | 0.51          | 10                 | 1 Story Automotive Service             | Existing Commercial Use   | 0.91                 |
| 137-37-004 | 4102 El Camino Real | RM-30           | 30 du/ac                    | 19            | MF                   | 0.64          | 13                 | 1 Story Religious Institution          | Existing Non-Residential Use                                    | 0.02                 |
| 137-24-034 | 4146 El Camino Real | RM-15           | 15 du/ac                    | 15            | MF                   | 0.77          | 15                 | Vacant Lot                             | Current Maximum Residential Density is 15 du/ac                 |                      |
| 127-15-023 | 4151 Middlefield Rd | RM-15           | 15 du/ac                    | 18            | MF                   | 0.93          | 18                 | 2 Story Office; Surface Parking        | Existing Commercial Use   | 1.46                 |

| APN             | SITE ADDRESS        | ZONING DISTRICT | RESIDENTIAL DENSITY ALLOWED | MAXIMUM YIELD | LAND USE DESIGNATION | LOT SIZE (ac) | REALISTIC CAPACITY | EXISTING USE                                      | ONSITE CONSTRAINTS - OPPORTUNITIES                                     | ASSESSED VALUE RATIO |  |
|-----------------|---------------------|-----------------|-----------------------------|---------------|----------------------|---------------|--------------------|---|--|----------------------|--|
| 132-42-074      | 3945 El Camino Real | RM-30; CS       | 30 du/ac                    | 26            | MF;CS                | 0.89          | 18                 | 1 to 2 Story Professional Office; Surface Parking | Existing Commercial Use  | 1.35                 |  |
| 132-42-073      | 3901 El Camino Real | RM-30           | 30 du/ac                    | 33            | MF                   | 1.1           | 22                 | 2 Story Motel; Surface Parking                    | Existing Commercial Use  | 1.39                 |  |
| 132-38-059      | 340 Portage Ave     | RM-30           | 30 du/ac                    | 374           | MF                   | 12.47         | 75                 | 1 Story Commercial/Retail                         | Existing Commercial Use  | 4.68                 |  |
| 000-00-000      | 1170 Welch Rd       | RM-40           | 40 du/ac                    | 84            | RO                   | 2.11          | 71                 | Vacant Lot  | Opportunity for expansion of adjacent existing multifamily residential | 0                    |  |
| <b>Subtotal</b> |                     |                 |                             | <b>723</b>    | <b>332</b>           |               |                    |   |  |                      |  |