

Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

**Table III-1: Residential Development Potential and RHNA**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	501	288	326	843	1,958
ADUs	See Very Low	16	97	161	48	322
Approved/Entitled Projects	-	6101	42334	3839	420451	587625
Remaining RHNA	See Very Low	479384	68157	427126	375344	4,0491,011
Site Inventory <sup>1</sup>	See Very Low/Low	557		468169	323325	4,0481,051
Surplus/(Shortfall)	4016			4443	(5219)	(1)40
Rezone Sites (Net New)	408			128	64	600
Surplus/(Shortfall) with Rezone Sites	448424			469171	4245	599640
1. Considers net new units only.						
See Appendix B (Sites Inventory and Methodology) for supporting information, including Table B-3 (entitled and approved developments, page B-5, and Tables B-10 and B-11 for sites inventory tables, pages B-24 through B-29).						
Source: City of Los Altos, LWC 2022						

### III.C Financial and Administrative Resources

Appendix G provides a list of financial, administrative, and other resources at the local, regional, state, and federal levels to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



### III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses. Please refer to Appendix G to see a list energy conservation programs available at the local, regional, State, and federal levels.

**Policy 1.3: New Rental Units.**

The City will encourage the development of new rental units in multi-family districts.

**Programs****Program 1.A: Rezone for RHNA shortfall.**

To accommodate the remaining above moderate-income RHNA of ~~52-19~~ units, the City will identify and rezone sufficient vacant land or land with redevelopment potential to provide capacity for this shortfall. Appendix B (Sites Inventory and Methodology) identifies potential parcels for rezoning to address this shortfall and provide excess capacity throughout the planning period. Separate programs detail specifics of various rezoning actions that would provide additional capacity for all income levels.

**Responsible Body:** Development Services Department, Planning Commission, City Council

**Funding Source:** General Fund

**Time Frame:** Sites rezoned to address shortfall by January 2024

**Objective:** The City will amend the Zoning Map and/or Zoning Code to create the opportunity for at least ~~52-19~~ above moderate-income housing units; proposed rezoning would accommodate an assumed capacity of ~~68-64~~ above-moderate income housing units

**Geographic Targeting:** Create additional opportunities for housing capacity throughout the city, which is identified as high and highest resource by TCAC opportunity maps.

**Program 1.B: Facilitate higher density housing in the Commercial Thoroughfare (CT) District.**

The Commercial Thoroughfare (CT) Zone is located along El Camino Real with a maximum density of 38 units per acre and a maximum height of 45 feet. Development trends in this area are showing much higher densities and heights being built. To continue to facilitate housing in the CT District, the City will remove or increase the density maximum and increase the height allowed in the CT District by at least 10 feet and one story which will result in a maximum height of 55 feet and 5-stories to ensure the increased maximum density can be accommodated. Objective design standards for the CT District will be modified as necessary to accommodate higher density, and the increased setback standards when across the street from or abutting a residential zoning district will be removed.

**Responsible Body:** Development Services Department, Planning Commission, City Council

**Funding Source:** General Fund

**Time Frame:** December 2024

reached and will be determined with local organizations and groups to be most effective. The goal is to educate at least 40 households or prevent at least 40 households from displacement.

**Geographic Targeting:** At-risk households citywide, including renter and senior households.

#### **Program 6.F: Affirmatively market physically accessible units.**

As a condition of the disposition of any City-owned land, the award of City financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City will require that the housing developer implement an affirmative marketing plan for State-mandated physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

**Responsible Body:** Development Services Department

**Funding Source:** General Fund

**Time Frame:** Ongoing as applications are processed

**Objective:** Affirmative marketing conducted for 100 percent of affordable housing units approved and permitted in Los Altos from 2023 to 2031.

**Geographic Targeting:** All future physically accessible units in below market rate housing developments citywide.

#### **Program 6.G: Housing Mobility**

Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access (Los Altos is entirely highest resource in terms of access to opportunity and a concentrated area of affluence). To improve housing mobility and promote more housing choices and affordability throughout Los Altos, including in lower-density neighborhoods, the City will employ a suite of actions to expand housing opportunities affordable to extremely low, very low, low, and moderate income households. Actions and strategies include:

- SB 9 – Monitor the City’s SB 9 standards and amend standards to facilitate SB 9 applications (e.g., duplexes in single-family zones) if the City is not on track to meet its SB 9 application goal during the planning period. See Program 1.M.
- Rezoning – Modify zoning to allow residential or increased residential intensity and/or density of residential throughout Los Altos. This includes zoning amendments along higher intensity corridors (e.g., El Camino Real, San Antonio Road, and Foothill Expressway) and for sites within lower-density neighborhoods (e.g., Loyola Corners Specific Plan, OA-zoned sites on Altos Oaks Drive, and church sites on Magdalena Avenue). See Programs 1.B, 1.C, 1. D, 1.E, and 1.F.

- Housing on City Sites – Enter into a public-private partnership to develop housing, targeting low-income households, on City-owned Downtown Parking Plazas. See Program 1.H.
- Enhanced Inclusionary Housing – Assess and amend the City's inclusionary housing requirements to better produce low-income units and units for special needs groups throughout Los Altos. See Program 2.A.
- Accessory Dwelling Units (ADUs) – Encourage and streamline ADUs in single-family neighborhoods by preparing standardized ADU plans with a variety of unit sizes and by affirmatively marketing and outreach to increase awareness and the diversity of individuals residing in Los Altos. See Program 2.D.
- Junior ADUs – Develop and adopt objective standards to allow more than one (at minimum two) Junior ADU per structure by July 2025. The objective is to achieve at least 10 JADUs in lower-density neighborhoods by January 2031.
- Religious Institutional Sites – Allow housing on all religious institutional sites within the City (i.e., all PCF-zoned religious institutional properties in addition to the two sites identified in the housing sites inventory (Program 1.D)). Conduct outreach to owners and operators of religious institutions to raise awareness and encourage housing proposals. Permit 10 housing units on a religious institution/faith-based site(s) during the 2023-2031 planning period. If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available City resources and programs to support such projects (e.g., Program 2.C – Assist in securing funding for affordable housing projects).
- Homesharing – Research and pursue a homesharing program, including coordination with non-profits and other organizations to assist with matching tenants with existing homeowners. The City will publicize and take other actions as necessary (e.g., facilitate presentations at the Los Altos Senior Center, etc.) at least annually with the goal of five opportunities per year.

**Responsible Body:** Development Services Department

**Funding Source:** General Fund

**Time Frame:** Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to meet its 150 affordable housing unit goal for the 8-year RHNA cycle by 2027 (i.e., 75 affordable units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects), adaptive reuse, and allowing additional ADUs

[and/or JADUs, within six months, if sufficient progress toward this quantified objective is not being met.](#)

[\*\*Objective:\*\* Provide 150 housing opportunities affordable to lower income households by January 2031.](#)

[\*\*Geographic Targeting:\*\* Citywide, but especially lower-density neighborhoods.](#)

## **Goal 7: Encourage energy and resource conservation and sustainability measures.**

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### **Policies**

#### **Policy 7.1: Energy and Water Conservation.**

The City will encourage energy and water conservation measures to reduce energy and water consumption in residential, governmental, and commercial buildings.

#### **Policy 7.2: Energy and Water Efficiency.**

The City will continue to implement building and zoning standards to encourage energy and water efficiency.

#### **Policy 7.3: Greenhouse Gas Reduction.**

The City will continue to implement the 2022 Climate Action and Adaptation Plan to encourage reducing greenhouse gas emissions.

### **Programs**

#### **Program 7.A: Promote energy and water conservation and greenhouse gas reduction through education and awareness campaigns.**

Continue to promote residential energy and water conservation and greenhouse gas reduction consistent with the City's adopted 2022 Climate Action and Adaptation Plan, through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. This includes information on the Property Assessed Clean Energy (PACE) program that provides eligible property owner financing for energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. Other programs include leveraging and promoting other State and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented through organizations such as Silicon Valley Clean Energy, PG&E, BayRen, among others.

The City will make the above-described information available at the public counter of the Development Services Department, at the Los Altos Senior Center, Los Altos Library, and through the City's newsletters. The information will also be available on the City's website.

Table B-3: Entitled and Proposed Developments

Address	Status	Vacant/ Existing or Previous Use	Existing/ Previous ILV*	Existing/ Previous FAR <sup>1</sup>	Existing/ Previous Building Age*	Units by Income Level <sup>1</sup>				Total Net New <sup>2</sup>
						Very Low	Low	Moderate	Above Moderate	
962 Acacia	Under construction	Vacant	N/A	-	N/A	-	-	-	2	2
385/389 First St.	Under construction	Commercial	1.19	- <sup>3</sup>	1955/1980	-	-	1	9	10
425 First St.	Under construction	Office	N/A	- <sup>3</sup>	1975	-	1	2	17	20
444-450 First St.	Under construction	Office	N/A	- <sup>3</sup>	N/A	-	1	3	23	27
140 Lyell	Under construction	Single-Family Home	0.69	- <sup>3</sup>	1951	-	1	-	4	4
330 Distel Circle	Approved (approved Sept 2022)	Office – vacant, no tenants	N/A	0.38	1975	-68	9022	-	-	90
4350 El Camino Real	Approved (approved Sept 2022)	Commercial (gas station and convenience mart) – fully occupied	0.26	0.17	1969	3	-	4	40	47
4848-4856 El Camino Real	Approved, building permit ready to issue	Commercial – vacant, no tenants	0.02	0.52	2020	-6	71	3	42	52
4898 El Camino Real	Approved, in building permit plan check	Commercial – vacant, no tenants	0.81	0.78	1959	-2	42	2	22	28
5150 El Camino Real	Approved, in building permit plan check (second round of plan check completed, waiting for corrections)	Office – vacant, no tenants	0.02	0.40	N/A	-16	46	12	168	196
355/365/371/373 First St.	Approved (approved June 2022; in first round of building plan check. Application for demolition of existing building)	Commercial – partially occupied	0.62/0.28/0.11/ 0.97	0.21/0.41/ 0.33/0.32	1991/1938/ 1946/1963	3	-3	4	43	49
376 First St.	Approved (approved April 2022; in plan check)	Commercial (restaurant) – fully occupied	1.26	0.65	1954	-	-	3	12	15

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						Very Low	Low	Moderate	Above Moderate	Total Net New <sup>2</sup>
440 First St.	Approved (approved early 2022; first round of plan check completed)	Office – vacant, no tenants	N/A	<u>-3</u>	1980	-	-	-	4	4
343 Main St.	Approved	Commercial (home improvement) – fully occupied	0.29	<u>0.78</u>	1938	-	-	-	1	1
95 First St.	Under review (second review completed), approval (hearing) anticipated summer 2023	Office – partially occupied	0.58	<u>0.75</u>	1979	<u>-3</u>	<u>3</u>	-	12	15
349 First St.	Under review (applicant-initiated modifications are being completed), approval (hearing) anticipated summer 2023	Office – vacant, no tenants	0.12	<u>0.77</u>	1960	-	<u>-4</u>	<u>2</u>	<del>4</del> <u>13</u>	<del>4</del> <u>217</u>
14 Fourth St.	Under review/deemed complete, hearing scheduled for May 3, 2023	Single-Family Home – short term lease expires 2023	0.30	<u>0.20</u>	1952	-	-	-	4	3
996 Loraine	Under review/deemed complete, hearing scheduled for May 3, 2023	Commercial – vacant, no tenants	0.54	<u>0.34</u>	1965	-	-	2	10	12
4896 El Camino Real	<u>Under review/first round of review complete, anticipated hearing is by the end of 2023</u>	<u>Commercial – fast food restaurant, fully occupied</u>	<u>0.02</u>	<u>0.09</u>	<u>1968</u>	<u>2</u>		<u>3</u>	<u>28</u>	<u>33</u>
Subtotal Gross						<u>6101</u>	<u>42334</u>	<u>3839</u>	<u>423454</u>	N/A
Subtotal Net New						<u>6101</u>	<u>42334</u>	<u>3839</u>	<u>420451</u>	<u>587625</u>
* Some pre-development improvement to land value (ILV) and building age data may be unavailable due to the stage of development/construction. ILV is calculated using Santa Clara County Assessor data for improvement value and land value. Building age is the “effective year built” identified in Santa Clara County Assessor data.										
<sup>1</sup> Any low or moderate units are or will be deed restricted to the identified income level.										

Table B-3: Entitled and Proposed Developments

Address	Status	Vacant/ Existing or Previous Use	Existing/ Previous ILV*	Existing/ Previous FAR <sup>3</sup>	Existing/ Previous Building Age*	Units by Income Level <sup>1</sup>					Total Net New <sup>2</sup>
						Very Low	Low	Moderate	Above Moderate		
<sup>2</sup> Certain projects are located on parcels with existing residential units where the existing residential units will be demolished for a project with a larger number of units. All existing units that will be demolished are market rate units; no units to be demolished are subject to a recorded covenant, ordinance, or law that restricts rent levels to affordable to low-income households or subject to any other form of rent or price control by the City. Only the net new number of units are counted toward the RHNA.											
<sup>3</sup> Existing/previous use FAR data is unavailable for certain projects. In some cases existing/prior uses have been demolished for new construction of housing.											
Source: City of Los Altos, Santa Clara County Assessor											



Table B-5: Zones Realistic Residential Development Capacity Assumptions

Zone <sup>1</sup>	Projects In Process, Approved, Entitled, and/or Permitted	Average Development Trends Capacity	Realistic Capacity Assumption <sup>2</sup>
<b>CT</b>	<ul style="list-style-type: none"> <li>- 4848-4856 El Camino Real (71 units/acre; mixed income)</li> <li>- 4898 El Camino Real (65 units per acre; mixed income)</li> <li>- 330 Distel Circle (108 units/acre; low income)</li> <li>- 5150 El Camino Real (52 units/acre; mixed income)</li> <li>- <del>4350</del> 4350 El Camino Real (72 units/acre; mixed income)</li> <li>- <del>4896 El Camino Real (39 units/acre; mixed income)</del></li> </ul>	<del>74-68</del> units/acre ( <del>494</del> 179% of maximum allowed density)	80% of maximum allowed density (30.4 units/acre) ( <del>444</del> 5% of average development trends) <sup>3</sup>
<b>CD/R3</b>	<ul style="list-style-type: none"> <li>- 349 First St. (<del>75-106</del> units/acre; mixed income)*</li> <li>- 444-450 First St. (77 units/acre; mixed income)</li> <li>- 425 First St. (74 units/acre; mixed income)</li> <li>- 385/389 First St. (45 units/acre; mixed income)</li> <li>- 355, 365, 371, 373 First St. (81 units/acre; mixed income)</li> <li>- 440 First St. (31 units/acre; above moderate income)</li> <li>- 376 First St. (75 units/acre; mixed income)</li> <li>- 95 First St. (34 units/acre; mixed income)*</li> </ul>	<del>62-65</del> units/acre	70% of average development trends ( <del>43-445.5</del> units/acre)
<b>CN</b>	<ul style="list-style-type: none"> <li>- 962 Acacia (18 units/acre; above moderate income)</li> <li>- 996 Loraine Ave. (60 units/acre; mixed income)*</li> </ul>	39 units/acre	70% of average development trends (27.3 units/acre)
<b>CD</b>	None	N/A	14 units/acre
<b>CRS</b>	<ul style="list-style-type: none"> <li>- 343 Main St. (20 units/acre; above moderate income)</li> </ul>	20 units/acre	70% of average development trends (14 units/acre)
<b>CRS/OAD</b>	None	N/A	14 units/acre
<p>Note: See Table B-3 for detailed breakdown of project affordability levels.</p> <p>* Projects are in the entitlement phase/under review.</p> <p><sup>1</sup> No sites are located in the R1-40, R1-20, R3-5, R3-4.5, R3-3, R3-1.8, or R3-1 zoning districts.</p> <p><sup>2</sup> Realistic capacity was reduced on certain sites based on constraints (e.g., topography, etc.). For example, 2100 Woods Lane (APNs 34204089 and 34204078) has a maximum capacity of 40 total units, but 11 units are identified for realistic capacity.</p> <p><sup>3</sup> With implementation of the upzoning described in Program 1.B, the sites inventory analysis assumes a realistic capacity for rezoned CT sites at 40 dwelling units per acre (<del>54-59</del> percent of average development trends in the CT District).</p> <p>Source: City of Los Altos, LWC</p>			

From 2015 to 2021, Los Altos received 18 applications for development within its mixed-use zones (on average three development applications annually). None (zero percent) of these 18

applications over six years proposed 100 percent commercial uses (all included residential units). This demonstrates strong market demand for residential uses within these zones.

Furthermore, with the declining trend of brick-and-mortar retail/commercial coupled with COVID-19 pandemic impacts (e.g., the increasing prevalence of working from home, etc.) and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future. The realistic capacity assumptions for mixed-use zones identified in Table B-5 are conservative, reflecting lower densities than demonstrated trends. For instance, the 330 Distel project approved in September 2022 is entitled for 90 lower-income housing units with no commercial uses in the CT District. This site is 0.83 acres, and the approved density is 108 dwelling units per acre, constituting 285 percent of maximum allowed density (38 units per acre). On average, projects in the CT District are being proposed at ~~74-68~~ dwelling units per acre, or ~~194-179~~ percent of maximum density (see Table B-5). Despite these trends, and as shown in Table B-5, given implementation of upzoning in the CT District described by Program 1.B, the City is only projecting 40 dwelling units per acre as the realistic capacity assumption for development at sites in the CT District. This conservative capacity projection reflects ~~54-59~~ percent of average development trends in the CT District.

Additionally, the Housing Element includes several rezone programs to allow housing in other commercial or public use zones (e.g., the OA and PCF zoning districts), creating additional mixed-use zones at specified rezone sites (see Programs 1.C and 1.D).<sup>2</sup> While these programs propose a maximum density of 30 dwelling units per acre, and therefore are identified as having capacity for lower-income units, the sites inventory analysis conservatively assumes realistic capacity at the minimum proposed density of 20 dwelling units per acre, a capacity assumption of 66.7 percent. This is lower than current development trends in existing mixed-use zoning districts. In addition to providing new areas of the city where housing will be allowed, various programs will remove constraints and facilitate housing development in mixed-use zones, such as modifying parking requirements (Program 3.A), increasing allowed building heights (Program 3.B), removing site-specific FAR restrictions (Program 3.C), streamlining design review procedures (Program 3.H), incentivizing Downtown lot consolidation (Program 1.I), and taking action to move forward with developing housing on City parking plazas (Program 1.H).

Projects that are below maximum density are constrained by various factors, including but not limited the City's parking requirements. As discussed in Appendix C, the zoning standards for parking citywide will be evaluated and modified together with strategies for Downtown parking management and modifications to the existing standards adopted to facilitate housing production (Program 3.A).

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<sup>2</sup> There are only two sites zoned PCF that the City is rezoning under Program 1.D to allow for housing: APNs 33609023 and 33609018. In its realistic capacity projections for these sites, the City only considered portions of the areas currently used as surface parking to accommodate housing, anticipating that the sites will continue to operate their existing uses.

mixed-use districts (e.g., the CT District), allow housing in zoning districts that do not currently allow housing (at selected OA and PCF-zoned sites), remove constraining development standards in Loyola Corners, and rezone the Village Court parcel to CT.

### **B.2.5 Suitability of Nonvacant Sites**

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Since Los Altos is generally built out, the sites inventory is comprised largely of nonvacant sites. Nonvacant sites are relied on to accommodate more than 50 percent of the City's lower income RHNA; therefore, pursuant to Government Code §65583.2(g)(2), the City also analyzed whether substantial evidence exists to support that existing uses on identified lower income sites will be discontinued during the planning period (2023-2031). To this effect, the resolution adopting the Housing Element includes findings based on substantial evidence (and described more generally below) that the existing uses on identified nonvacant sites are not an impediment to residential development and/or will likely discontinue during the planning period.

Nonvacant parcels included as sites are underutilized with primarily surface parking and commercial buildings where the existing uses are of lower economic viability, substantial opportunity is physically present for additional development, and/or the structures are at or near the end of their useful life. This includes sites with structures (if any) that were built before 1980 (over 42 years old) and the parcel has a low improvement to land value (i.e., below 1.0). The declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts has dramatically impacted the viability of many commercial uses—as demonstrated in Table B-3<sup>4</sup>, even several fully-occupied commercial properties and properties with other low-intensity uses are being converted into multi-family and residential mixed-use projects in Los Altos. These conversions are occurring based on the strong demand for housing and lack of vacant land. [This is further supported by recent market data. According to a report by real estate firm Cushman and Wakefield, the Silicon Valley office vacancy rate increased significantly in the second quarter of 2023, finishing at a historic high of 21.6 percent. This decreasing demand for office space supports the conversion of office to housing. Moreover, according to Cushman and Wakefield, in the second quarter of 2023, average asking retail rents in Silicon Valley are down 3.9 percent from one year ago, with the retail vacancy rate hovering at around five percent. Decreasing retail rents demonstrate less demand for retail and serve as additional evidence that existing retail and commercial uses are not impediments to the redevelopment of housing.](#)

One example is the Foothill Crossing Shopping Center (Foothill Crossing; APNs 32601052 and 32601053; 22350 and 22310 Homestead Road), a strip commercial center in Los Altos that contains surface parking lots. Although Foothill Crossing is regularly frequented by customers

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<sup>4</sup> The entitled and proposed projects in Table B-3 generally have Improvement-to-Land Values of approximately 1.0 or less and a building age older than 1980.

and appears to be functioning relatively successfully as a commercial site, an interested applicant recently expressed to the City desire to redevelop Foothill Crossing as a mixed-use site with high-density residential and commercial uses. In addition to proposing housing and new retail, the current conceptual plan preserves key existing retail uses (e.g., Trader Joe's). Foothill Crossing has Improvement-to-Land Value ratios of 0.27 and 0.61 respectively and was constructed in the late 1960s to early 1970s.

In addition to Foothill Crossing, other large commercial centers in Los Altos have been discussed as redevelopment opportunities for housing or mixed-use, including the Rancho Shopping Center (APN 18956014; 600 Foothill Expressway). Rancho Shopping Center has an Improvement-to-Land Value ratio of 0.59 and was built prior to 1980, consistent with the methodology used for identifying other nonvacant sites.<sup>5</sup> This Housing Element further facilitates development of the Rancho Shopping Center and other commercial centers (i.e., Woodland Plaza) by removing the floor-to-area ratio (FAR) restriction through Program 3.C.<sup>6</sup> Foothill Crossing, Rancho Shopping Center, and parts of Woodland Plaza are all identified as lower income housing sites. They have similar characteristics to many of the other lower income sites, including:

- Improvement-to-Land Value ratios less than 1.0
- Multi-tenant commercial uses
- Partial occupancy and vacancies, in the case of Foothill Crossing and Rancho Shopping Center

Development trends demonstrate the intensification of underutilized commercial properties into multi-family and high-density residential mixed-use projects. Table B-5 identifies recent development projects and shows average density trends in both residential and mixed-use zones; most of these projects are on nonvacant sites. Existing uses on pipeline project parcels include the following:

- Office buildings
- Commercial buildings (including vacant, partially occupied, and fully occupied)
- Restaurants, including fast food restaurants
- Gas station and convenience mart
- Single-family homes

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<sup>5</sup> See Section B.2.4. These are the same screening criteria used for identifying the lower-income nonvacant sites in Table B-7A, who were also subject to the income categorization described in Section B.2.4

<sup>6</sup> Woodland Plaza (APNs 31816022, 31816020, 31816019, 31816015) has Improvement-to-Land Value ratios of 0.37, 0.07, 0.46, 0.22, respectively.

Redevelopment of sites with similar conditions to the identified sites is occurring in Los Altos, and recent applications and entitlements consist of residential mixed-use or residential-only projects in all cases. Additionally, nonvacant parcels with development entitled or proposed (Table B-3) have similar characteristics as proposed housing sites, including structure age generally ranging from 1938 to 1980 and improvement to land value ratios below 1.0. Most identified nonvacant sites have improvement to land value ratios below 0.92.

Additionally, potential long-term impacts on how office space will be utilized with the shift to remote work during the COVID-19 pandemic were considered. Identified sites, including those with existing office uses, consist of older buildings with low improvement values where higher intensity residential mixed-use is, or will be, allowed. Moreover, the sites inventory also includes several City-owned parking lots, which, as identified in the Downtown Vision Plan, are opportunity sites that can accommodate new (and in some cases affordable) housing. Program 1.H addresses how the City will facilitate housing on City-owned sites consistent with Surplus Land Act requirements.

Other existing uses on nonvacant sites include low intensity uses. Specifically, church sites have been included based on the screening criteria detailed in Section B.2.4 and City first-hand knowledge. To this effect, AB 1851, approved by the Governor in 2020, facilitates the provision of housing on religious institution property. AB 1851 prohibits cities from requiring the replacement of parking spaces lost due to the construction of housing units, eliminating up to 50 percent of the required number of spaces (Government Code §65913.6). Program 1.D has been included for the City to conduct outreach to religious institution property owners and operators to inform them of AB 1851 and other applicable regulations that encourage housing development.

The screening for potential sites considered these trends and utilized conservative assumptions in projecting units well below observed densities for residential and mixed-use projects. Lastly, the City is unaware of any leases, contracts, or conditions that would perpetuate existing uses or prevent the development of housing on nonvacant sites during the planning period. During development and public review of the Draft Housing Element, no additional lease information was found to preclude identified housing sites from the inventory.

~~The following table~~ Table B-7A below lists the existing uses on lower income sites, including potential sites for rezoning. These existing uses are not considered to be an impediment to the development of housing during the planning period (2023-2031) based on development trends, market conditions, and redevelopment potential (e.g., building age, property condition, improvement-to-land-value ratio, existing use, etc.). Many lower income sites are surface parking lots with underutilized and/or underperforming multi-tenant commercial uses or offices (similar to the existing or previous uses at sites containing proposed and entitled projects identified in Table B-3) where significant development intensity can be achieved. As shown in Table B-7A, owner interest in property redevelopment for housing has been indicated for several nonvacant lower income sites. As evidenced by interest in projects such as the possible redevelopment of Foothill Crossing as a mixed-use site and entitlement of 330 Distel Circle for affordable housing described above, there is development pressure in Los Altos and throughout the Bay Area for multi-tenant

commercial and office uses to convert to housing, including the conversion of unoccupied, partially-occupied, or even well-functioning commercial or office uses (e.g., Foothill Crossing Shopping Center discussed above). Several uses identified in Table B-7A (e.g., multi-tenant commercial, including restaurants, offices) are uses currently being redeveloped into housing as shown in Table B-3.

Moreover, as shown below, many lower-income sites are located along or near major thoroughfares such as El Camino Real and are zoned CT (also mirroring sites in Table B-3 that are redeveloping for housing). As described in Section B.2.3 and in Table B-5, projects in the CT District are being proposed on average at ~~74-68~~ dwelling units per acre, approximately ~~194-179~~ percent of maximum density, further indicating strong residential demand at these and at similar parcels. This strong demand for added density in the CT District<sup>7</sup> supports redevelopment of parcels in Table B-7A, even in cases where the Improvement-to-Land Value exceeds 1.0 or the existing building was built after 1980. Table B-11 conservatively projects realistic capacity in the CT District at 40 dwelling units per acre, consistent with the upzoning proposed as part of Program 1.B.

Parcels along other key thoroughfares such as Foothill Expressway and San Antonio Road (especially OA-zoned site near Downtown Los Altos) could also accommodate similar pent-up demand in areas where residential is not currently allowed. Table B-7A identifies characteristics of the nonvacant lower income housing sites, which are similar to properties proposed for or under development for housing (Table B-3) or that have property owner interest or other factors making them suitable for housing during the planning period (e.g., church site, etc.).

Table B-7B identifies characteristics of the nonvacant moderate and above moderate-income housing sites, including sites identified for rezoning. These sites are also similar to properties proposed for or under development for housing (Table B-3) or have property owner interest or other factors making them suitable for housing during the planning period (e.g., restaurants, occupied, partially occupied, and vacant commercial or office buildings, etc.).

For both nonvacant lower income sites and nonvacant moderate and above moderate-income sites, existing uses are not considered to be an impediment to the development of housing during the planning period (2023-2031) based on development trends, market conditions, and redevelopment potential, based on factors such as:

- Building age
- Improvement-to-land-value (ILV) ratio
- Property or structural condition

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<sup>7</sup> As identified in Table B-3, there are currently four housing projects on El Camino Real in the CT District in the City's development pipeline.

- Existing floor-to-area ratio (FAR)<sup>8</sup>
- Lack of significant improvements as evidenced by recent building permit data (over approximately the last 30 years)
- Significant or partial vacancy
- Frequent turnover based on City business license records

For example, housing projects identified in Table B-3 at 343 Main Street (zoned CRS) and 4898 El Camino Real (zoned CT) are replacing existing commercial buildings with a FAR of 0.78, while housing projects at 349 First Street and 95 First Street (both zoned CD/R3) are both replacing existing offices with FARs of 0.77 and 0.75, respectively. In addition to meeting the building age and ILV ratio criteria identified in Section B.2.4 above, many of the parcels in Table B-7B below also have existing FARs similar or lower to those identified above, indicating realistic development potential. Furthermore, the building permit records of the nonvacant parcels identified in Tables B-7A and B-7B below generally demonstrate a lack of significant structural improvements to existing buildings over the last 30 years; this serves as an additional indicator that the nonvacant sites have not received significant investment that would preclude or impede their redevelopment as housing during the planning period.

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<sup>8</sup> Existing FAR was considered rather than a ratio of existing to allowable FAR since the Los Altos Municipal Code does not set forth maximum FAR for the identified sites, or the existing FAR standard will be removed (i.e., Program 3.C).



Table B-7A: Existing Uses on Nonvacant Lower Income Sites and Potential Sites for Rezoning for Lower Income

Address	APN	Zone	Parcel Size (acres)	Existing Use	Improvement to Land Value	Year Built	Existing FAR	Additional Indicators of Redevelopment Potential
1188 LOS ALTOS AVE	16710094*	CT	0.51	Commercial and surface parking	1.15	1956	<u>0.29</u>	<u>No record of structural improvements in 30 years. Low FAR.</u>
EL CAMINO REAL	17003084*	CT	0.54	Surface parking lot	0	0	<u>0</u>	<u>Surface parking lot.</u>
4844 EL CAMINO REAL	17002023*	CT	0.55	Retail store (candy shop) and surface parking lot	1.57	0	<u>0.08</u>	<u>Low FAR; primarily surface parking. Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Low FAR.</u>
4500 EL CAMINO REAL	16712045*	CT	0.56	Multi-tenant (personal services - massage, hair studio, fencing club) and surface parking lot	1.73	1976	<u>0.28</u>	<u>Low FAR; high turnover evidenced by business license history. Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
5000 EL CAMINO REAL	17004050*	CT	0.62	Carl's Jr. and surface parking lot <sup>1</sup>	0.11	1974	<u>0.14</u>	<u>Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Site is similar to existing fast food pipeline site at 4896 El Camino Real in Table B-3. Low FAR.</u>
4906 EL CAMINO REAL	17003077*	CT	0.69	Multi-tenant (medical, dental, and other offices) and surface parking lot <sup>1</sup>	1.16	1984	<u>0.39</u>	<u>Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Low FAR. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
2057 GRANT RD	31816020	CN	0.71	Multi-tenant (commercial – cleaning services) and surface parking lot	0.07	1959	<u>0.24</u>	<u>Low FAR. No structural improvements in last 30 years. No record of structural improvements in 30 years. No record of structural improvements in 30 years. Similar to other multi-tenant commercial</u>



Table B-7A: Existing Uses on Nonvacant Lower Income Sites and Potential Sites for Rezoning for Lower Income

Address	APN	Zone	Parcel Size (acres)	Existing Use	Improvement to Land Value	Year Built	Existing FAR	Additional Indicators of Redevelopment Potential
								uses that are redeveloping into housing in Table B-3.
4970 EL CAMINO REAL	17064120*	CT	0.78	Multi-tenant offices and surface parking lot <sup>1</sup>	1.15	1956	<u>0.67</u>	Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3. Low FAR.
2111 GRANT RD	31816019	CN	0.88	<b>Portion of Woodland Plaza</b> Grocery store and surface parking lot	0.46	0	<u>0.25</u>	Low FAR; per Program 3.C, the FAR constraint for this site will be removed. No record of structural improvements in 30 years.
4988 EL CAMINO REAL	17064119*	CT	0.94	Partially occupied multi-tenant (tax and accounting services, other general offices) and surface parking lot <sup>1</sup>	0.13	1981	<u>0.79</u>	Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.
4926 EL CAMINO REAL	17003073*	CT	1.05	Restaurant and surface parking lot	0.05	1968	<u>0.21</u>	Low FAR; high turnover evidenced by business license history. No record of structural improvements in 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.
4546 X EL CAMINO REAL	16712047*	CT	1.68	<b>Portion of Village Court</b> Partially occupied multi-tenant (commercial, including restaurants, general and medical offices, insurance and financial institutions) and surface parking lot	0	1964	<u>0.33</u>	Low FAR; high turnover evidenced by business license history. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.
22350 HOMESTEAD RD	32601052	CN	2.08	<b>Portion of Foothill Crossing</b> Partially occupied multi-tenant commercial and surface parking lot <sup>1</sup>	0.27	1969	<u>0.27</u>	Owner interest in property redevelopment for housing – conceptual plan for redevelopment provided. No record of structural improvements in 30 years. Low FAR. Similar to other multi-tenant

Table B-7A: Existing Uses on Nonvacant Lower Income Sites and Potential Sites for Rezoning for Lower Income

Address	APN	Zone	Parcel Size (acres)	Existing Use	Improvement to Land Value	Year Built	Existing FAR	Additional Indicators of Redevelopment Potential
								<u>commercial uses that are redeveloping into housing in Table B-3.</u>
22310 HOMESTEAD RD	32601053	CN	2.94	<b>Portion of Foothill Crossing</b> Partially occupied multi-tenant commercial and surface parking lot <sup>1</sup>	0.61	1973	0.37	<u>Owner interest in property redevelopment for housing – conceptual plan for redevelopment provided. No record of structural improvements in 30 years. Low FAR. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
2185 GRANT RD	31816022	CN	3.34	<b>Portion of Woodland Plaza</b> Grocery store and surface parking lot	0.37	1997	0.26	<u>Primarily a surface parking lot with low utilization, where available parking is in excess of the demand. Low FAR; per Program 3.C, the FAR constraint for this site will be removed. Site has not undergone significant improvements since initial construction in 1997. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
600 FOOTHILL EX	18956014	CN	6.00	<b>Rancho Shopping Center</b> Partially occupied multi-tenant (coffee shop, postal services, exercise gym, restaurants, barbershop, real estate, beauty salon) and surface parking lot	0.59	1900	0.32	<u>Low FAR; per Program 3.C, the FAR constraint for this site will be removed. High turnover evidenced by business license history. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
895 SHERWOOD AV	17001055*	OA	0.56	Multi-tenant (massage and fitness studio) and surface parking lot	0.81	1973	0.24	<u>Low FAR; similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>

Table B-7A: Existing Uses on Nonvacant Lower Income Sites and Potential Sites for Rezoning for Lower Income

Address	APN	Zone	Parcel Size (acres)	Existing Use	Improvement to Land Value	Year Built	Existing FAR	Additional Indicators of Redevelopment Potential
745 DISTEL DR	17004045*	OA	0.56	Multi-tenant (architecture and financial services offices)	0	1963	<u>0.38</u>	<u>Low FAR; similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
289 S SAN ANTONIO RD	17041086*	OA	0.60	Multi-tenant (title company, financial services, pool and spa) and surface parking lot <sup>1</sup>	2.11	1977	<u>0.63</u>	<u>Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
901 FREMONT AV	18915106*	CN	0.70	Bank and surface parking lot	0.53	1961	<u>0.16</u>	<u>Low FAR; primarily surface parking. No record of structural improvements in 30 years.</u>
399 S SAN ANTONIO RD	17040082*	OA	0.76	Mortuary and surface parking lot	0	0	<u>0.23</u>	<u>Low FAR; primarily surface parking. No record of structural improvements in 30 years.</u>
161 S SAN ANTONIO RD	17042028*	OA	0.90	Multi-tenant (real estate offices) and surface parking lot	0.71	1979	<u>0.74</u>	<u>Similar to other multi-tenant office uses that are redeveloping into housing in Table B-3. Low FAR.</u>
211 S SAN ANTONIO RD	17041079*	OA	0.99	Bank and surface parking lot	0.35	0	<u>0.39</u>	<u>Low FAR; primarily surface parking. No record of structural improvements in 30 years.</u>
1000 FREMONT AV	31801036*	CN	1.22	Partially occupied multi-tenant commercial and surface parking lot <sup>1</sup>	1.22	1960	<u>0.53</u>	<u>Owner interest in property redevelopment for housing. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>

Table B-7A: Existing Uses on Nonvacant Lower Income Sites and Potential Sites for Rezoning for Lower Income

Address	APN	Zone	Parcel Size (acres)	Existing Use	Improvement to Land Value	Year Built	Existing FAR	Additional Indicators of Redevelopment Potential
851 FREMONT AV	18914081*	OA	1.85	Partially occupied multi-tenant (medical offices) and surface parking lot	0.75	1970	<u>0.79</u>	<u>No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
4546 EL CAMINO REAL <sup>2</sup>	16712042*	R1-10	2.78	<b>Portion of Village Court Shopping Center</b> Partially occupied multi-tenant (general and medical offices, commercial services and retail, including massage, postal services, therapy) and surface parking lot <sup>1</sup>	3.71	1964	<u>0.35</u>	<u>Property owner interest in redevelopment. No record of structural improvements in 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3. Low FAR. Parking lot with low utilization, where available parking is in excess of the demand</u>
655 MAGDALENA AV <sup>3</sup>	33609023*	PCF	6.06	Los Altos United Methodist Church, preschool, and surface parking lot	18	0	<u>0.28</u>	<u>Low FAR; Considering only a portion of site as potential opportunity for housing capacity. No record of structural improvements in 30 years.</u>
625 MAGDALENA AV <sup>3</sup>	33609018*	PCF	6.50	Bridges Community Church and surface parking lot	12.31	0	<u>0.18</u>	<u>Low FAR; Considering only a portion of site as potential opportunity for housing capacity. No record of structural improvements in 30 years.</u>

\*These parcels are rezone sites.

<sup>1</sup> Owner interest in property redevelopment for housing indicated.

<sup>2</sup> APN 16712042 (4546 El Camino Real) would be rezoned CT under the rezoning program (Program 1.F), and therefore would accommodate lower income units.

<sup>3</sup> Only a portion of the parking lots of these church sites are projected to accommodate housing; the existing church use on each site is anticipated to continue. This is reflected in the assumed realistic capacity identified in Table B-11.

Source: City of Los Altos, Santa Clara County Assessor, LWC

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>392 1st St</u>	<u>16741007</u>	<u>CD/R3</u>	<u>0.26</u>	<u>Offices or commercial with surface parking</u>	<u>0.50</u>	<u>0.52</u>	<u>1958</u>	<u>Low FAR. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>146 Main St</u>	<u>16738020</u>	<u>CRS</u>	<u>0.28</u>	<u>Los Altos Masonic building</u>	<u>0.92</u>	<u>1.50</u>	<u>0</u>	<u>No structural improvements in last 30 years.</u>
<u>342 1st St</u>	<u>16741065</u>	<u>CRS</u>	<u>0.29</u>	<u>Surface parking lot</u>	<u>0.05</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>4646 El Camino Real</u>	<u>17001088</u>	<u>CN</u>	<u>0.29</u>	<u>Offices or commercial and surface parking lot</u>	<u>0.47</u>	<u>0.30</u>	<u>1958</u>	<u>Low FAR. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>2235 Grant Rd</u>	<u>31816011</u>	<u>CN</u>	<u>0.30</u>	<u>Offices or commercial and surface parking lot</u>	<u>0.10</u>	<u>0.50</u>	<u>1961</u>	<u>Low FAR; appears vacant. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>169 Main St</u>	<u>16738008</u>	<u>CRS</u>	<u>0.30</u>	<u>Multiple or Strip Stores</u>	<u>0.86</u>	<u>1.57</u>	<u>1952</u>	<u>No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>994 Acacia Av</u>	<u>17001047</u>	<u>CN</u>	<u>0.31</u>	<u>Residential or commercial with surface parking</u>	<u>0.17</u>	<u>0.13</u>	<u>1924</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>2249 Grant Rd</u>	<u>31816009</u>	<u>CN</u>	<u>0.31</u>	<u>Commercial building with surface parking</u>	<u>0.49</u>	<u>0.32</u>	<u>1962</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>5084 El Camino Real</u>	<u>17004065</u>	<u>CT</u>	<u>0.31</u>	<u>Individual Retail Stores<sup>1</sup></u>	<u>1.16</u>	<u>0.61</u>	<u>1950</u>	<u>Owner interest in property redevelopment for housing. Low FAR. No structural improvements in last 30 years.</u>
<u>2073 Grant Rd</u>	<u>31816015</u>	<u>CN</u>	<u>0.32</u>	<u>Auto Service, Garages and surface parking</u>	<u>0.22</u>	<u>0.30</u>	<u>1959</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>Parking Lot</u>	<u>16738038</u>	<u>CRS</u>	<u>0.34</u>	<u>Surface parking</u>	<u>0.00</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>2251 Grant Rd</u>	<u>31816008</u>	<u>CN</u>	<u>0.44</u>	<u>Offices and surface parking lot</u>	<u>0.27</u>	<u>0.53</u>	<u>1975</u>	<u>Low FAR. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>1st St Parking Lot</u>	<u>16739057</u>	<u>CRS</u>	<u>0.57</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>4th St</u>	<u>16738029</u>	<u>CRS</u>	<u>0.58</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>State St</u>	<u>16738028</u>	<u>CRS</u>	<u>0.58</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>2nd St</u>	<u>16739069</u>	<u>CRS</u>	<u>0.60</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>342 1st St</u>	<u>16741003</u>	<u>CRS</u>	<u>1.00</u>	<u>Supermarket w. surface parking lot</u>	<u>0.52</u>	<u>0.51</u>	<u>1966</u>	<u>Low FAR. No structural improvements in last 30 years. Site is primarily a parking lot.</u>
<u>1st St</u>	<u>16739032</u>	<u>CRS</u>	<u>1.04</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>2nd St, Plaza North</u>	<u>16739007</u>	<u>CRS</u>	<u>1.18</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>355 State St</u>	<u>16739060</u>	<u>CRS</u>	<u>0.05</u>	<u>Restaurants, Bars</u>	<u>0.46</u>	<u>0.95</u>	<u>1962</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>168 Main St</u>	<u>16738024</u>	<u>CRS</u>	<u>0.05</u>	<u>Commercial and surface parking lot</u>	<u>0.48</u>	<u>0.61</u>	<u>1957</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>290 Main St</u>	<u>16739105</u>	<u>CRS</u>	<u>0.05</u>	<u>Commercial</u>	<u>0.76</u>	<u>1.01</u>	<u>1940</u>	<u>No structural improvements in last 30 years.</u>
<u>380 Main St</u>	<u>16739089</u>	<u>CRS</u>	<u>0.05</u>	<u>Commercial and surface parking lot</u>	<u>0.35</u>	<u>0.55</u>	<u>1950</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>334 Main St</u>	<u>16739084</u>	<u>CRS</u>	<u>0.05</u>	<u>Commercial</u>	<u>1.00</u>	<u>1.04</u>	<u>1959</u>	<u>No structural improvements in last 30 years</u>
<u>346 Main St</u>	<u>16739085</u>	<u>CRS</u>	<u>0.05</u>	<u>Commercial and surface parking lot</u>	<u>0.39</u>	<u>0.40</u>	<u>1910</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>991 N San Antonio Rd</u>	<u>17001029</u>	<u>CN</u>	<u>0.05</u>	<u>Commercial and surface parking lot</u>	<u>0.41</u>	<u>0.67</u>	<u>1942</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>252 Main St</u>	<u>16739075</u>	<u>CRS</u>	<u>0.06</u>	<u>Commercial and surface parking lot</u>	<u>0.17</u>	<u>0.89</u>	<u>1951</u>	<u>No structural improvements in last 30 years</u>
<u>1005 Acacia Av</u>	<u>17001045</u>	<u>CN</u>	<u>0.06</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>1940</u>	<u>Surface parking lot.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>398 Main St</u>	<u>16739091</u>	<u>CRS</u>	<u>0.06</u>	<u>Commercial</u>	<u>0.51</u>	<u>1.64</u>	<u>1910</u>	<u>No structural improvements in last 30 years</u>
<u>242 State St</u>	<u>16739011</u>	<u>CRS</u>	<u>0.06</u>	<u>Restaurants, Bars</u>	<u>0.67</u>	<u>1.01</u>	<u>1960</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>244 State St</u>	<u>16739012</u>	<u>CRS</u>	<u>0.06</u>	<u>Restaurants, Bars</u>	<u>0.47</u>	<u>0.46</u>	<u>1920</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>351 Main St</u>	<u>16740004</u>	<u>CRS</u>	<u>0.06</u>	<u>Commercial with surface parking lot</u>	<u>0.50</u>	<u>0.63</u>	<u>1925</u>	<u>Low FAR; No structural improvements in last 30 years.</u>
<u>60 Main St</u>	<u>16738057</u>	<u>CRS/OAD</u>	<u>0.06</u>	<u>Office or church</u>	<u>0.72</u>	<u>0.57</u>	<u>1963</u>	<u>Low FAR; No structural improvements in last 30 years.</u>
<u>189 Main St</u>	<u>16738053</u>	<u>CRS</u>	<u>0.06</u>	<u>Commercial or Offices</u>	<u>0.25</u>	<u>0.89</u>	<u>1960</u>	<u>No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>4598 El Camino Real</u>	<u>17001036</u>	<u>CN</u>	<u>0.07</u>	<u>Commercial and surface parking lot</u>	<u>0.86</u>	<u>0.91</u>	<u>1960</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>N San Antonio Rd</u>	<u>17001035</u>	<u>CN</u>	<u>0.07</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>399 1st St</u>	<u>16741021</u>	<u>CD/R3</u>	<u>0.07</u>	<u>Restaurant and surface parking lot</u>	<u>0.40</u>	<u>0.53</u>	<u>1951</u>	<u>Vacant restaurant. No structural improvements in last 30 years. Low FAR. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>395 1st St</u>	<u>16741022</u>	<u>CD/R3</u>	<u>0.07</u>	<u>Office and surface parking lot</u>	<u>0.13</u>	<u>0.42</u>	<u>1954</u>	<u>Vacant building. No structural improvements in last 30 years. Low FAR.</u>
<u>248 Main St</u>	<u>16739074</u>	<u>CRS</u>	<u>0.07</u>	<u>Commercial or office with surface parking</u>	<u>0.66</u>	<u>0.62</u>	<u>1948</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>139 1st St</u>	<u>16739043</u>	<u>CD/R3</u>	<u>0.08</u>	<u>Auto Service, Garages<sup>1</sup></u>	<u>2.41</u>	<u>0.44</u>	<u>1949</u>	<u>Owner interest in property redevelopment for housing.</u>
<u>141 1st St</u>	<u>16739042</u>	<u>CD/R3</u>	<u>0.08</u>	<u>General Office<sup>1</sup></u>	<u>3.09</u>	<u>0.41</u>	<u>2008</u>	<u>Owner interest in property redevelopment for housing.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>1019 N San Antonio Rd</u>	<u>17001030</u>	<u>CN</u>	<u>0.08</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>170 Main St</u>	<u>16738025</u>	<u>CRS</u>	<u>0.09</u>	<u>Bank and surface parking</u>	<u>0.00</u>	<u>0.22</u>	<u>0</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>1st St</u>	<u>16741006</u>	<u>CD/R3</u>	<u>0.10</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>179 Main St</u>	<u>16738052</u>	<u>CRS</u>	<u>0.10</u>	<u>Commercial/restaurant</u>	<u>0.12</u>	<u>1.01</u>	<u>1952</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>133 Main St</u>	<u>16738013</u>	<u>CRS</u>	<u>0.10</u>	<u>Commercial stores</u>	<u>0.32</u>	<u>1.02</u>	<u>1955</u>	<u>No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>925 N San Antonio Rd</u>	<u>17001026</u>	<u>CN</u>	<u>0.10</u>	<u>Dentist Office and surface parking</u>	<u>0.92</u>	<u>0.39</u>	<u>1961</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>4th St</u>	<u>16738051</u>	<u>CRS</u>	<u>0.10</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>1.01</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>141 Main St</u>	<u>16738012</u>	<u>CRS</u>	<u>0.10</u>	<u>Commercial and restaurant</u>	<u>0.74</u>	<u>1.02</u>	<u>1952</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>1st St</u>	<u>16741016</u>	<u>CD/R3</u>	<u>0.11</u>	<u>Surface parking lot</u>	<u>0.03</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>285 State St</u>	<u>16739064</u>	<u>CRS</u>	<u>0.11</u>	<u>Stores</u>	<u>0.29</u>	<u>1.01</u>	<u>1953</u>	<u>No structural improvements in last 30 years.</u>
<u>Sherwood Av</u>	<u>17001064</u>	<u>CN</u>	<u>0.11</u>	<u>Offices</u>	<u>0.00</u>	<u>2.17</u>	<u>0</u>	<u>No structural improvements in last 30 years.</u>
<u>262 Main St</u>	<u>16739076</u>	<u>CRS</u>	<u>0.11</u>	<u>Commercial and surface parking</u>	<u>0.86</u>	<u>0.82</u>	<u>1950</u>	<u>No structural improvements in last 30 years.</u>
<u>988 Sherwood Av</u>	<u>17001042</u>	<u>CN</u>	<u>0.12</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>1900</u>	<u>Surface parking lot.</u>
<u>952 Acacia Av</u>	<u>17001049</u>	<u>CN</u>	<u>0.12</u>	<u>Surface parking lot</u>	<u>0.62</u>	<u>-</u>	<u>1947</u>	<u>Surface parking lot.</u>
<u>252 State St</u>	<u>16739097</u>	<u>CRS</u>	<u>0.12</u>	<u>Commercial</u>	<u>0.89</u>	<u>0.98</u>	<u>1939</u>	<u>No structural improvements in last 30 years.</u>



**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>357 Main St</u>	<u>16740003</u>	<u>CRS</u>	<u>0.12</u>	<u>Commercial</u>	<u>0.58</u>	<u>1.06</u>	<u>1936</u>	<u>No structural improvements in last 30 years.</u>
<u>435 1st St</u>	<u>16741018</u>	<u>CD/R3</u>	<u>0.12</u>	<u>Stores and surface parking</u>	<u>0.19</u>	<u>0.57</u>	<u>1946</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>366 1st St</u>	<u>16741051</u>	<u>CD/R3</u>	<u>0.12</u>	<u>Commercial or office with surface parking</u>	<u>0.00</u>	<u>0.35</u>	<u>1955</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>160 Main St</u>	<u>16738021</u>	<u>CRS</u>	<u>0.12</u>	<u>Office or commercial building with surface parking</u>	<u>0.87</u>	<u>1.03</u>	<u>1955</u>	<u>No structural improvements in last 30 years.</u>
<u>147 Main St</u>	<u>16738011</u>	<u>CRS</u>	<u>0.13</u>	<u>Commercial building</u>	<u>0.99</u>	<u>0.82</u>	<u>1954</u>	<u>No structural improvements in last 30 years.</u>
<u>905 N San Antonio Rd</u>	<u>17001023</u>	<u>CN</u>	<u>0.14</u>	<u>Commercial and surface parking lot</u>	<u>0.24</u>	<u>0.44</u>	<u>1955</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>270 2nd St</u>	<u>16740073</u>	<u>CD</u>	<u>0.14</u>	<u>Parking for Existing Office Buildings</u>	<u>0.00</u>	<u>0</u>	<u>0</u>	<u>Parking lot</u>
<u>151 Main St</u>	<u>16738010</u>	<u>CRS</u>	<u>0.15</u>	<u>Commercial</u>	<u>0.82</u>	<u>1.02</u>	<u>1954</u>	<u>No structural improvements in last 30 years.</u>
<u>394 2nd St</u>	<u>16741054</u>	<u>CD</u>	<u>0.16</u>	<u>Surface parking lot</u>	<u>0.01</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>325 1st St</u>	<u>16740050</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Commercial or industrial building</u>	<u>0.44</u>	<u>0.57</u>	<u>1954</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>317 1st St</u>	<u>16740051</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Auto Service, Garages</u>	<u>0.12</u>	<u>0.46</u>	<u>1962</u>	<u>No structural improvements in last 30 years. Low FAR.</u>
<u>309 1st St</u>	<u>16740052</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Auto Service, Garages</u>	<u>0.87</u>	<u>1.02</u>	<u>1924</u>	<u>No structural improvements in last 30 years.</u>
<u>2nd St</u>	<u>16740042</u>	<u>CD</u>	<u>0.16</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>127 1st St</u>	<u>16739045</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Restaurants, Bars<sup>1</sup></u>	<u>0.46</u>	<u>0.59</u>	<u>1998</u>	<u>Owner interest in property redevelopment for housing. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>
<u>145 1st St</u>	<u>16739041</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Restaurants with surface parking</u>	<u>0.56</u>	<u>0.81</u>	<u>1950</u>	<u>No structural improvements in last 30 years. Site is similar to existing restaurant pipeline site 376 First St. in Table B-3.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>151 1st St</u>	<u>16739040</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Store and surface parking</u>	<u>0.67</u>	<u>-</u>	<u>1974</u>	<u>No structural improvements in last 30 years. Low FAR</u>
<u>129 1st St</u>	<u>16739044</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Individual Retail Stores<sup>1</sup></u>	<u>0.85</u>	<u>0.43</u>	<u>2008</u>	<u>Owner interest in property redevelopment for housing. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>Parking Lot Only</u>	<u>16738050</u>	<u>CD/R3</u>	<u>0.16</u>	<u>Surface parking lot</u>	<u>0.00</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>101 1st St</u>	<u>16739127</u>	<u>CD/R3</u>	<u>0.17</u>	<u>Offices or commercial and surface parking</u>	<u>0.07</u>	<u>0.45</u>	<u>1980</u>	<u>No structural improvements in last 30 years. Low FAR</u>
<u>Orange Av</u>	<u>17516020</u>	<u>R1-10</u>	<u>0.18</u>	<u>Surface parking lot</u>	<u>0.18</u>	<u>-</u>	<u>0</u>	<u>Surface parking lot.</u>
<u>4th St</u>	<u>16738049</u>	<u>CRS</u>	<u>0.18</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>987 Acacia Av</u>	<u>17001043</u>	<u>CN</u>	<u>0.18</u>	<u>Commercial or Residential</u>	<u>0.15</u>	<u>-</u>	<u>1945</u>	<u>Appears to be vacant</u>
<u>1031 N San Antonio Rd</u>	<u>17001032</u>	<u>CN</u>	<u>0.19</u>	<u>Restaurants, Bars and surface parking</u>	<u>0.42</u>	<u>0.36</u>	<u>1946</u>	<u>Site is similar to existing restaurant pipeline site 376 First St. in Table B-3. Low FAR</u>
<u>32 Loucks Av</u>	<u>16716018</u>	<u>CT</u>	<u>0.20</u>	<u>Surface parking lot</u>	<u>0.20</u>	<u>0.35</u>	<u>1900</u>	<u>Parking lot</u>
<u>971 N San Antonio Rd</u>	<u>17001027</u>	<u>CN</u>	<u>0.21</u>	<u>Restaurant and surface parking</u>	<u>0.15</u>	<u>0.65</u>	<u>1953</u>	<u>Site is similar to existing restaurant pipeline site 376 First St. in Table B-3. Low FAR</u>
<u>942 Acacia Av</u>	<u>17001051</u>	<u>CN</u>	<u>0.23</u>	<u>Home or commercial building with surface parking</u>	<u>0.40</u>	<u>0.22</u>	<u>1950</u>	<u>No structural improvements in last 30 years. Low FAR</u>
<u>994 Sherwood Av</u>	<u>17001086</u>	<u>CN</u>	<u>0.23</u>	<u>Surface parking lot</u>	<u>0.11</u>	<u>-</u>	<u>1900</u>	<u>Surface parking lot.</u>
<u>915 N San Antonio Rd</u>	<u>17001025</u>	<u>CN</u>	<u>0.24</u>	<u>Offices or commercial with surface parking</u>	<u>0.57</u>	<u>0.66</u>	<u>1930</u>	<u>No structural improvements in last 30 years. Low FAR</u>
<u>416 2nd St</u>	<u>16741072</u>	<u>CD</u>	<u>0.30</u>	<u>Restaurants, Bars</u>	<u>0.46</u>	<u>0.63</u>	<u>1950</u>	<u>Site is similar to existing restaurant pipeline site 376 First St. in Table B-3. No structural improvements in last 30 years.</u>
<u>330 2nd St</u>	<u>16741046</u>	<u>CD</u>	<u>0.33</u>	<u>General Office and surface parking</u>	<u>0.80</u>	<u>-</u>	<u>1964</u>	<u>No structural improvements in last 30 years.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>275 3rd St</u>	<u>16738065</u>	<u>CD</u>	<u>0.46</u>	<u>Bank and surface parking lot</u>	<u>0.25</u>	<u>0.25</u>	<u>1977</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>301 2nd St</u>	<u>16740056</u>	<u>CD</u>	<u>0.80</u>	<u>Commercial building and surface parking lot</u>	<u>0.14</u>	<u>0.45</u>	<u>1963</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>1st St</u>	<u>16740039</u>	<u>CD</u>	<u>1.06</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>2nd St</u>	<u>16740072</u>	<u>CD</u>	<u>1.07</u>	<u>Commercial Open Space Uses, Public Parking Lots</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>701 Catalina Wy</u>	<u>17012042</u>	<u>R1-10</u>	<u>1.70</u>	<u>Church w. surface parking lot</u>	<u>0.10</u>	<u>0.23</u>	<u>0</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>No Address</u>	<u>16738002</u>	<u>CD</u>	<u>2.03</u>	<u>Surface parking lot</u>	<u>NA</u>	<u>-</u>	<u>0</u>	<u>City parking lot. Housing will be developed on City parking lots per Program 1.H.</u>
<u>2100 Woods Ln</u>	<u>34204089</u>	<u>R1-10</u>	<u>7.97</u>	<u>Potentially a school w. a playground related to a church</u>	<u>0.00</u>	<u>0.01</u>	<u>1971</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>B St</u>	<u>18915088*</u>	<u>CN</u>	<u>0.09</u>	<u>Surface parking lot</u>	<u>0.02</u>	<u>-</u>	<u>1900</u>	<u>Surface parking lot.</u>
<u>1564 Miramonte Av</u>	<u>18915090*</u>	<u>CN</u>	<u>0.11</u>	<u>Offices and Surface Parking lot</u>	<u>0.78</u>	<u>0.40</u>	<u>1954</u>	<u>Low FAR. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>1530 Miramonte Av</u>	<u>18915042*</u>	<u>CN</u>	<u>0.12</u>	<u>Office and surface parking</u>	<u>0.45</u>	<u>0.36</u>	<u>1947</u>	<u>Low FAR. No structural improvements in last 30 years. Appears vacant.</u>
<u>982 Dolores Av</u>	<u>18915041*</u>	<u>CN</u>	<u>0.12</u>	<u>Restaurant and surface parking lot</u>	<u>0.23</u>	<u>0.26</u>	<u>1950</u>	<u>Site is similar to existing restaurant pipeline site 376 First St. in Table B-3. No structural improvements in last 30 years.</u>
<u>1534 Carob Ln</u>	<u>18915038*</u>	<u>CN</u>	<u>0.13</u>	<u>Office and surface parking</u>	<u>0.40</u>	<u>0.32</u>	<u>1950</u>	<u>Low FAR. No structural improvements in last 30 years. Appears vacant.</u>
<u>979 Fremont Av</u>	<u>18915059*</u>	<u>CN</u>	<u>0.17</u>	<u>Commercial and surface parking</u>	<u>0.40</u>	<u>0.35</u>	<u>1956</u>	<u>Low FAR. No structural improvements in last 30 years.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>949 Fremont Av</u>	<u>18915063*</u>	<u>CN</u>	<u>0.17</u>	<u>Offices or commercial and surface parking</u>	<u>0.74</u>	<u>0.68</u>	<u>1953</u>	<u>Low FAR. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>948 Dolores Av</u>	<u>18915103*</u>	<u>CN</u>	<u>0.21</u>	<u>Medical, Dental, Veterinary and surface parking</u>	<u>0.21</u>	<u>0.13</u>	<u>1950</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>981 Fremont Av</u>	<u>18915102*</u>	<u>CN</u>	<u>0.26</u>	<u>Offices or commercial with surface parking</u>	<u>0.67</u>	<u>0.64</u>	<u>1945</u>	<u>Low FAR. No structural improvements in last 30 years. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>32 Loucks Av</u>	<u>16716018*</u>	<u>CT</u>	<u>0.20</u>	<u>Surface parking lot</u>	<u>0.20</u>	<u>-</u>	<u>1900</u>	<u>Surface parking lot.</u>
<u>4940 El Camino Real</u>	<u>17003083*</u>	<u>CT</u>	<u>0.20</u>	<u>General Office<sup>1</sup></u>	<u>3.39</u>	<u>1.32</u>	<u>2015</u>	<u>Owner interest in property redevelopment for housing.</u>
<u>5084 El Camino Real</u>	<u>17004065*</u>	<u>CT</u>	<u>0.31</u>	<u>Individual Retail Stores<sup>1</sup></u>	<u>1.16</u>	<u>0.64</u>	<u>1950</u>	<u>Owner interest in property redevelopment for housing. Similar to other multi-tenant commercial uses that are redeveloping into housing in Table B-3.</u>
<u>475 S San Antonio Rd</u>	<u>17039053*</u>	<u>OA</u>	<u>0.13</u>	<u>General Office</u>	<u>0.73</u>	<u>0.35</u>	<u>1973</u>	<u>Low FAR. No structural improvements in last 30 years. Appears vacant</u>
<u>129 Fremont Av</u>	<u>17038062*</u>	<u>OA</u>	<u>0.15</u>	<u>R-1 Converted to Office</u>	<u>0.91</u>	<u>0.34</u>	<u>1978</u>	<u>Low FAR. No structural improvements in last 30 years. Appears vacant</u>
<u>29 Hawthorne Av</u>	<u>17041037*</u>	<u>OA</u>	<u>0.19</u>	<u>R-1 Converted to Office<sup>1</sup></u>	<u>0.45</u>	<u>0.47</u>	<u>1990</u>	<u>Owner interest in property redevelopment for housing.</u>
<u>241 S San Antonio Rd</u>	<u>17041065*</u>	<u>OA</u>	<u>0.22</u>	<u>General Office</u>	<u>0.49</u>	<u>0.21</u>	<u>1953</u>	<u>Low FAR. No structural improvements in last 30 years. Appears vacant</u>
<u>195 S San Antonio Rd</u>	<u>17041068*</u>	<u>OA</u>	<u>0.24</u>	<u>General Office</u>	<u>0.27</u>	<u>0.44</u>	<u>1977</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>495 S San Antonio Rd</u>	<u>17039058*</u>	<u>OA</u>	<u>0.24</u>	<u>General Office</u>	<u>0.46</u>	<u>0.41</u>	<u>1970</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>301 S San Antonio Rd</u>	<u>17040072*</u>	<u>OA</u>	<u>0.26</u>	<u>General Office</u>	<u>0.73</u>	<u>0.37</u>	<u>1972</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>40 Hawthorne Av</u>	<u>17041014*</u>	<u>OA</u>	<u>0.28</u>	<u>General Office<sup>1</sup></u>	<u>0.63</u>	<u>0.39</u>	<u>1978</u>	<u>Owner interest in property redevelopment for housing.</u>

**Table B-7B: Existing Uses on Nonvacant Moderate/Above Moderate-Income Sites and Potential Sites for Rezoning for Moderate/Above Moderate-Income**

<u>Address</u>	<u>APN</u>	<u>Zone</u>	<u>Parcel Size (acres)</u>	<u>Existing Use</u>	<u>Improvement to Land Value</u>	<u>Existing FAR</u>	<u>Year Built</u>	<u>Additional Indicators of Redevelopment Potential</u>
<u>778 Altos Oaks Dr</u>	<u>18916006*</u>	<u>OA</u>	<u>0.32</u>	<u>Medical, Dental, Veterinary</u>	<u>0.56</u>	<u>0.24</u>	<u>1957</u>	<u>Low FAR. No structural improvements in last 30 years.</u>
<u>762 Altos Oaks Dr</u>	<u>18916005*</u>	<u>OA</u>	<u>0.32</u>	<u>Medical, Dental, Veterinary</u>	<u>0.55</u>	<u>0.42</u>	<u>1959</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>747 Altos Oaks Dr</u>	<u>18916017*</u>	<u>OA</u>	<u>0.32</u>	<u>Medical, Dental, Veterinary</u>	<u>0.16</u>	<u>0.34</u>	<u>1960</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>802 Altos Oaks Dr</u>	<u>18916008*</u>	<u>OA</u>	<u>0.32</u>	<u>Medical, Dental, Veterinary</u>	<u>0.25</u>	<u>0.34</u>	<u>1958</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>746 Altos Oaks Dr</u>	<u>18916004*</u>	<u>OA</u>	<u>0.33</u>	<u>Medical, Dental, Veterinary</u>	<u>0.08</u>	<u>0.34</u>	<u>1959</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>811 Altos Oaks Dr</u>	<u>18916013*</u>	<u>OA</u>	<u>0.33</u>	<u>Medical, Dental, Veterinary</u>	<u>0.47</u>	<u>0.44</u>	<u>1961</u>	<u>Low FAR. No structural improvements in last 30 years.</u> <u>Appears vacant.</u>
<u>763 Altos Oaks Dr</u>	<u>18916016*</u>	<u>OA</u>	<u>0.33</u>	<u>Medical, Dental, Veterinary</u>	<u>0.68</u>	<u>0.45</u>	<u>1962</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>795 Altos Oaks Dr</u>	<u>18916014*</u>	<u>OA</u>	<u>0.33</u>	<u>Medical, Dental, Veterinary</u>	<u>0.40</u>	<u>0.33</u>	<u>1960</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>826 Altos Oaks Dr</u>	<u>18916009*</u>	<u>OA</u>	<u>0.34</u>	<u>Medical, Dental, Veterinary</u>	<u>0.30</u>	<u>0.33</u>	<u>1958</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>731 Altos Oaks Dr</u>	<u>18916018*</u>	<u>OA</u>	<u>0.34</u>	<u>Medical, Dental, Veterinary</u>	<u>0.79</u>	<u>0.28</u>	<u>1957</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>827 Altos Oaks Dr</u>	<u>18916012*</u>	<u>OA</u>	<u>0.34</u>	<u>Medical, Dental, Veterinary</u>	<u>0.18</u>	<u>0.39</u>	<u>1960</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>369 S San Antonio Rd</u>	<u>17040062*</u>	<u>OA</u>	<u>0.38</u>	<u>General Office</u>	<u>0.43</u>	<u>0.29</u>	<u>1973</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>842 Altos Oaks Dr</u>	<u>18916010*</u>	<u>OA</u>	<u>0.40</u>	<u>Medical, Dental, Veterinary</u>	<u>0.68</u>	<u>0.24</u>	<u>1957</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>730 Altos Oaks Dr</u>	<u>18916003*</u>	<u>OA</u>	<u>0.42</u>	<u>Medical, Dental, Veterinary</u>	<u>0.67</u>	<u>0.07</u>	<u>1948</u>	<u>Low FAR. No structural improvements in last 30 years</u>
<u>900 N San Antonio Rd</u>	<u>16716022*</u>	<u>OA</u>	<u>0.49</u>	<u>General Office</u>	<u>0.16</u>	<u>0.63</u>	<u>1900</u>	<u>Low FAR. No structural improvements in last 30 years</u>
*These parcels are rezone sites.								
<sup>1</sup> Owner interest in property redevelopment for housing indicated.								
Source: City of Los Altos, Santa Clara County Assessor, LWC								

## Section B.3 Adequacy of Residential Sites in Meeting RHNA

### B.3.1 Summary

The following table summarizes the City's methods for satisfying its RHNA (Table B-8). Based on ADU projections, entitled and proposed projects, and available sites, the City has excess capacity in moderate- and lower-income categories and a shortfall in the above moderate-income category.

**Table B-8: Residential Development Potential and RHNA**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>501</b>	<b>288</b>	<b>326</b>	<b>843</b>	<b>1,958</b>
ADUs	See Very Low	16	97	161	48	322
Entitled/Proposed Projects <sup>1</sup>	-	<del>6101</del>	<del>42334</del>	<del>3839</del>	<del>420451</del>	<del>587625</del>
<b>Remaining RHNA</b>	See Very Low	<del>479384</del>	<del>68157</del>	<del>427126</del>	<del>375344</del>	<del>4,0491,011</del>
Site Inventory <sup>1</sup>	See Very Low/Low	557		<del>468169</del>	<del>323325</del>	<del>4,0481,051</del>
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<del>4016</del>		<del>4443</del>	<del>(5219)</del>	<del>(404)</del>
<sup>1</sup> Considers net new units only. Source: City of Los Altos, LWC						

The City has identified potential parcels for rezoning to address the above moderate shortfall and provide additional lower and moderate-income housing capacity. If the potential candidate parcels are rezoned in accordance with programs under Goal 1, the City would have a surplus in all income categories as shown in Table B-9.

Table B-9: Residential Development Potential and RHNA – WITH REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>501</b>	<b>288</b>	<b>326</b>	<b>843</b>	<b>1,958</b>
ADUs	See Very Low	16	97	161	48	322
Entitled/Proposed Projects <sup>1</sup>	-	<del>6101</del>	<del>42334</del>	<del>3839</del>	<del>420451</del>	<del>587625</del>
<b>Remaining RHNA</b>	See Very Low	<del>479384</del>	<del>68157</del>	<del>427126</del>	<del>375344</del>	<del>1,0491,011</del>
Site Inventory <sup>1</sup>	See Very Low/Low	965		<del>296297</del>	<del>387389</del>	<del>1,6481,651</del>
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<del>418424</del>		<del>169171</del>	<del>4245</del>	<del>599640</del>
<sup>1</sup> Considers net new units only. Source: City of Los Altos, LWC						

AB 725 requires at least 25 percent of the above moderate income RHNA be met on sites that allow four or more units, and at least 25 percent of the moderate income RHNA be met on sites that allow four or more units, but not more than 100 units per acre. The City's sites inventory complies with these requirements.

### B.3.2 Housing Sites Map

The following maps (Figures B-1, B-2, B-3, and B-4) show the inventory of sites by income category. Sites that were also included in the 5<sup>th</sup> Cycle Housing Element are identified with a bold border. Additional sites maps are included in Appendix F (Affirmatively Furthering Fair Housing), Section F.3.

Table B-10: Housing Sites (Under Existing Zoning, Continued)

Address	APN	Zoning	General Plan <sup>1</sup>	Parcel Size	Existing Use	Year Built <sup>2</sup>	ILV <sup>3</sup>	5th Cycle Site <sup>4</sup>	Income Category	Units (Max)	Units (Realistic, Net)
392 1ST ST	16741007	CD/R3	Downtown Commercial	0.26	Offices or commercial with surface parking	1958	0.50	No	Moderate	16	44 <del>12</del>
146 MAIN ST	16738020	CRS	Downtown Commercial	0.28	Large building	0	0.92	No	Moderate	6	4
342 1ST ST	16741065	CRS	Downtown Commercial	0.29	Surface parking lot	0	0.05	No	Moderate	6	4
4646 EL CAMINO REAL	17001088	CN	Thoroughfare Commercial	0.29	Offices or commercial and surface parking lot	1958	0.47	No	Moderate	11	8
2235 GRANT RD	31816011	CN	Neighborhood Commercial	0.30	Offices or commercial and surface parking lot	1961	0.10	No	Moderate	12	8
169 MAIN ST	16738008	CRS	Downtown Commercial	0.30	Multiple or Strip Stores	1952	0.86	No	Moderate	6	4
994 ACACIA AV	17001047	CN	Thoroughfare Commercial	0.31	Residential or commercial with surface parking	1924	0.17	Yes	Moderate	12	8
2249 GRANT RD	31816009	CN	Neighborhood Commercial	0.31	Commercial building with surface parking	1962	0.49	No	Moderate	12	8
5084 EL CAMINO REAL	17004065	CT	Thoroughfare Commercial	0.31	Individual Retail Stores	1950	1.16	No	Moderate	12	10
2073 GRANT RD	31816015	CN	Neighborhood Commercial	0.32	Auto Service, Garages and surface parking	1959	0.22	No	Moderate	12	9
PARKING LOT ONLY	16738038	CRS	Public and Institutional	0.34	Surface parking	0	0.00	No	Moderate	7	5
2251 GRANT RD	31816008	CN	Neighborhood Commercial	0.44	Offices and surface parking lot	1975	0.27	No	Moderate	17	12
1ST ST	16739057	CRS	Public and Institutional	0.57	Surface parking lot	0		No	Moderate	11	8
4TH ST	16738029	CRS	Public and Institutional	0.58	Surface parking lot	0		No	Moderate	12	8
STATE ST	16738028	CRS	Downtown Commercial	0.58	Surface parking lot	0		No	Moderate	12	8
2ND ST	16739069	CRS	Public and Institutional	0.60	Surface parking lot	0		No	Moderate	12	8
342 1ST ST	16741003	CRS	Downtown Commercial	1.00	Supermarket w. surface parking lot	1966	0.52	No	Moderate	20	14
1ST ST	16739032	CRS	Public and Institutional	1.04	Surface parking lot	0		No	Moderate	21	15
2ND ST	16739007	CRS	Public and Institutional	1.18	Surface parking lot	0		No	Moderate	24	16
<b>Total - Moderate</b>											<b>468<del>169</del></b>



Table B-10: Housing Sites (Under Existing Zoning, Continued)

Address	APN	Zoning	General Plan <sup>1</sup>	Parcel Size	Existing Use	Year Built <sup>2</sup>	ILV <sup>3</sup>	5th Cycle Site <sup>4</sup>	Income Category	Units (Max)	Units (Realistic, Net)
435 1ST ST	16741018	CD/R3	Downtown Commercial	0.12	Stores and surface parking	1946	0.19	No	Above Moderate	7	5
366 1ST ST	16741051	CD/R3	Downtown Commercial	0.12	Commercial or office with surface parking	1955	0.00	No	Above Moderate	8	56
160 MAIN ST	16738021	CRS	Downtown Commercial	0.12	Office or commercial building with surface parking	1955	0.87	No	Above Moderate	2	2
147 MAIN ST	16738011	CRS	Downtown Commercial	0.13	Commercial building	1954	0.99	No	Above Moderate	3	2
905 N SAN ANTONIO RD	17001023	CN	Thoroughfare Commercial	0.14	Commercial and surface parking lot	1955	0.24	No	Above Moderate	5	4
270 2ND ST	16740073	CD	Downtown Commercial	0.14	Parking for Existing Office Buildings	0	0.00	No	Above Moderate	-	2
151 MAIN ST	16738010	CRS	Downtown Commercial	0.15	Commercial	1954	0.82	No	Above Moderate	3	2
394 2ND ST	16741054	CD	Downtown Commercial	0.16	Surface parking lot	0	0.01	Yes	Above Moderate	-	2
325 1ST ST	16740050	CD/R3	Downtown Commercial	0.16	Commercial or industrial building	1954	0.44	No	Above Moderate	10	7
317 1ST ST	16740051	CD/R3	Downtown Commercial	0.16	Auto Service, Garages	1962	0.12	No	Above Moderate	10	7
309 1ST ST	16740052	CD/R3	Downtown Commercial	0.16	Auto Service, Garages	1924	0.87	No	Above Moderate	10	7
2ND ST	16740042	CD	Downtown Commercial	0.16	Surface parking lot	0	0.00	No	Above Moderate	-	2
127 1ST ST	16739045	CD/R3	Downtown Commercial	0.16	Restaurants, Bars	1998	0.46	No	Above Moderate	10	7
145 1ST ST	16739041	CD/R3	Downtown Commercial	0.16	Restaurants with surface parking	1950	0.56	No	Above Moderate	10	7
151 1ST ST	16739040	CD/R3	Downtown Commercial	0.16	Store and surface parking	1974	0.67	No	Above Moderate	10	7
129 1ST ST	16739044	CD/R3	Downtown Commercial	0.16	Individual Retail Stores	2008	0.85	No	Above Moderate	10	7
PARKING LOT ONLY	16738050	CRS	Public and Institutional	0.16	Surface parking lot	0	0.00	No	Above Moderate	3	2
101 1ST ST	16739127	CD/R3	Downtown Commercial	0.17	Offices or commercial and surface parking	1980	0.07	No	Above Moderate	11	78
ORANGE AV	17516020	R1-10	Single-Family, Small Lot (10 du/net acre)	0.18	Surface parking lot	0	0.18	No	Above Moderate	1	1
4TH ST	16738049	CRS	Public and Institutional	0.18	Surface parking lot	0		No	Above Moderate	4	3
987 ACACIA AV	17001043	CN	Thoroughfare Commercial	0.18	Commercial or Residential	1945	0.15	Yes	Above Moderate	7	5
1031 N SAN ANTONIO RD	17001032	CN	Thoroughfare Commercial	0.19	Restaurants, Bars and surface parking	1946	0.42	No	Above Moderate	7	5
32 LOUCKS AV	16716018	CT	Thoroughfare Commercial	0.20	Surface parking lot	1900	0.20	Yes	Above Moderate	7	6
971 N SAN ANTONIO RD	17001027	CN	Thoroughfare Commercial	0.21	Restaurant and surface parking	1953	0.15	No	Above Moderate	8	6
SIERRA VENTURA DR	34224058	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.22	Undeveloped land	0	0.00	No	Above Moderate	1	1
775 EDGE LN	18918102	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.23	Undeveloped land	1938	0.00	No	Above Moderate	1	1
1347 RICHARDSON AV	31807008	R1-10	Public and Institutional	0.23	Undeveloped lot	0	0.00	Yes	Above Moderate	1	1
942 ACACIA AV	17001051	CN	Thoroughfare Commercial	0.23	Home or commercial building with surface parking	1950	0.40	Yes	Above Moderate	9	6
994 SHERWOOD AV	17001086	CN	Thoroughfare Commercial	0.23	Surface parking lot	1900	0.11	Yes	Above Moderate	9	6
915 ST JOSEPH AV	34205032	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.24	Undeveloped land	0	0.00	No	Above Moderate	1	1
270 LOS ALTOS CT	16736068	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.24	Undeveloped land	0	0.00	No	Above Moderate	1	1
915 N SAN ANTONIO RD	17001025	CN	Thoroughfare Commercial	0.24	Offices or commercial with surface parking	1930	0.57	No	Above Moderate	9	7
625 PALM AV	17516088	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.24	Undeveloped land	0	0.00	No	Above Moderate	1	1
1040 RUNNYMEAD CT	19344033	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.24	Undeveloped land	0	0.00	No	Above Moderate	1	1
718 RONALD CT	18919003	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.25	Undeveloped land	0	0.00	No	Above Moderate	1	1
608 UNIVERSITY TR	17514021	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.29	Undeveloped land	0	0.00	No	Above Moderate	1	1
74 OAK ST	16736008	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.30	Undeveloped lot	0	0.00	No	Above Moderate	1	1
416 2ND ST	16741072	CD	Downtown Commercial	0.30	Restaurants, Bars	1950	0.46	No	Above Moderate	-	4

Table B-10: Housing Sites (Under Existing Zoning, Continued)

Address	APN	Zoning	General Plan <sup>1</sup>	Parcel Size	Existing Use	Year Built <sup>2</sup>	ILV <sup>3</sup>	5th Cycle Site <sup>4</sup>	Income Category	Units (Max)	Units (Realistic, Net)
2050 LONGDEN CL	34210088	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.30	Undeveloped lot	1900	0	No	Above Moderate	1	1
899 MADONNA WY	33603030	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.30	Undeveloped land	0	0	No	Above Moderate	1	1
330 2ND ST	16741046	CD	Downtown Commercial	0.33	General Office and surface parking	1964	0.8	No	Above Moderate	-	5
1276 MONTCLAIRE WY	34209045	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.35	Undeveloped lot	1900	0	No	Above Moderate	2	1
34 MT HAMILTON AV	16737034	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.36	Undeveloped lot	0	0	No	Above Moderate	2	1
379 HAWTHORNE AV	17028058	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.45	Vacant flag lot	0	0	No	Above Moderate	2	1
1491 MIRAMONTE AV	19341039	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.45	Vacant flag lot	0	0	No	Above Moderate	2	1
275 3RD ST	16738065	CD	Downtown Commercial	0.46	Bank and surface parking lot	1977	0.25	No	Above Moderate	-	6
420 W PORTOLA AV	16720050	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.46	Undeveloped lot	0	0	No	Above Moderate	2	1
NASH RD	33602008	R1-H	Single-Family, Large Lot (2 du/net acre)	0.48	Undeveloped lot	0	0	No	Above Moderate	1	1
ALTA VISTA	16735076	R1-10	Single-Family, Medium Lot (4 du/net acre)	0.72	Undeveloped lot	0	0	No	Above Moderate	3	1
301 2ND ST	16740056	CD	Downtown Commercial	0.80	Commercial building and surface parking lot	1963	0.14	No	Above Moderate	-	11
1ST ST	16740039	CD	Downtown Commercial	1.06	Surface parking lot	0		No	Above Moderate	-	15
2ND ST	16740072	CD	Downtown Commercial	1.07	Commercial Open Space Uses, Public Parking Lots	0		No	Above Moderate	-	15
ARBORETUM DR	34204078	R1-10	Public and Institutional	1.12	Undeveloped lot	0	0	Yes	Above Moderate	5	1
1000 FREMONT AV	31801036	CN	Neighborhood Commercial	1.56	Medical, Dental, Veterinary w. surface parking lot	1960	1.22	No	Above Moderate	61	4
701 CATALINA WY	17012042	R1-10	Public and Institutional	1.70	Church w. surface parking lot	0	0.1	No	Above Moderate	7	5
NO ADDRESS	16738002	CD	Downtown Commercial	2.03	Surface parking lot	0		No	Above Moderate	-	28
2100 WOODS LN	34204089	R1-10	Public and Institutional	7.97	Potentially a school w. a playground related to a church	1971	0	No	Above Moderate	35	10
<b>Total - Above Moderate</b>										<b>323</b>	<b>325</b>

<sup>1</sup>The "Public and Institutional" General Plan designation allows housing consistent with the zoning district.

<sup>2</sup>Zeroes indicate Year Built data unavailable.

<sup>3</sup>Blanks or zeroes indicate that the property is owned by a governmental agency (e.g., City of Los Altos) and is not being assessed; no improvement or land value available.

<sup>4</sup>Vacant parcels identified in the 5th Cycle Housing Element are assumed to have also been included in the 4th Cycle Housing Element.

Source: City of Los Altos, Santa Clara County Assessor, LWC

Table B-11: Rezone Sites (Continued)

Address	APN	Zoning	General Plan <sup>1</sup>	Parcel Size	Existing Use	Year Built <sup>2</sup>	ILV	5th Cycle Site	Income Category	Units without Rezoning	Units with Rezoning	Net Units	Lower	Moderate	Above Moderate
495 S SAN ANTONIO RD	17039058	OA	Downtown Commercial	0.24	General Office	1970	0.46	No	Above Moderate	0	5	5			5
301 S SAN ANTONIO RD	17040072	OA	Downtown Commercial	0.26	General Office	1972	0.73	No	Moderate	0	5	5			5
40 HAWTHORNE AV	17041014	OA	Downtown Commercial	0.28	General Office	1978	0.63	No	Moderate	0	6	6			6
778 ALTOS OAKS DR	18916006	OA	Neighborhood Commercial	0.32	Medical, Dental, Veterinary	1957	0.56	No	Moderate	0	6	6			6
762 ALTOS OAKS DR	18916005	OA	Neighborhood Commercial	0.32	Medical, Dental, Veterinary	1959	0.55	No	Moderate	0	6	6			6
747 ALTOS OAKS DR	18916017	OA	Neighborhood Commercial	0.32	Medical, Dental, Veterinary	1960	0.16	No	Moderate	0	6	6			6
802 ALTOS OAKS DR	18916008	OA	Neighborhood Commercial	0.32	Medical, Dental, Veterinary	1958	0.25	No	Moderate	0	6	6			6
746 ALTOS OAKS DR	18916004	OA	Neighborhood Commercial	0.33	Medical, Dental, Veterinary	1959	0.08	No	Moderate	0	7	7			7
811 ALTOS OAKS DR	18916013	OA	Neighborhood Commercial	0.33	Medical, Dental, Veterinary	1961	0.47	No	Moderate	0	7	7			7
763 ALTOS OAKS DR	18916016	OA	Neighborhood Commercial	0.33	Medical, Dental, Veterinary	1962	0.68	No	Moderate	0	7	7			7
795 ALTOS OAKS DR	18916014	OA	Neighborhood Commercial	0.33	Medical, Dental, Veterinary	1960	0.40	No	Moderate	0	7	7			7
826 ALTOS OAKS DR	18916009	OA	Neighborhood Commercial	0.34	Medical, Dental, Veterinary	1958	0.30	No	Moderate	0	7	7			7
731 ALTOS OAKS DR	18916018	OA	Neighborhood Commercial	0.34	Medical, Dental, Veterinary	1957	0.79	No	Moderate	0	7	7			7
827 ALTOS OAKS DR	18916012	OA	Neighborhood Commercial	0.34	Medical, Dental, Veterinary	1960	0.18	No	Moderate	0	7	7			7
369 S SAN ANTONIO RD	17040062	OA	Downtown Commercial	0.38	General Office	1973	0.43	No	Moderate	0	8	8			8
842 ALTOS OAKS DR	18916010	OA	Neighborhood Commercial	0.40	Medical, Dental, Veterinary	1957	0.68	No	Moderate	0	8	8			8
730 ALTOS OAKS DR	18916003	OA	Neighborhood Commercial	0.42	Medical, Dental, Veterinary	1958	0.67	No	Moderate	0	8	8			8
900 N SAN ANTONIO RD	16716022	OA	Thoroughfare Commercial	0.49	General Office	1900	0.16	No	Moderate	0	10	10			10
161 S SAN ANTONIO RD	17042028	OA	Downtown Commercial	0.90	Multi-tenant (real estate offices) and surface parking lot	1979	0.71	No	Lower	0	18	18	18		
4988 EL CAMINO REAL	17064119	CT	Thoroughfare Commercial	0.94	Partially occupied multi-tenant (tax and accounting services, other general offices) and surface parking lot	1981	0.13	No	Lower	29	38	9	9		
211 S SAN ANTONIO RD	17041079	OA	Downtown Commercial	0.99	Bank and surface parking lot	0	0.35	No	Lower	0	20	20	20		
4926 EL CAMINO REAL	17003073	CT	Thoroughfare Commercial	1.05	Restaurant and surface parking lot	1968	0.05	No	Lower	32	42	10	10		
1000 FREMONT AV <sup>3</sup>	31801036	CN	Neighborhood Commercial	1.56	Partially occupied multi-tenant commercial and surface parking lot	1960	1.22	No	Lower	4	43	39	43		-4
4546 X EL CAMINO REAL	16712047	CT	Thoroughfare Commercial	1.69	Portion of Village Court; Partially occupied multi-tenant (commercial, including restaurants, general and medical offices, insurance and financial institutions) and surface parking lot	1964	0.00	Yes	Lower	51	67	16	16		
851 FREMONT AV	18914081	OA	Neighborhood Commercial	1.85	Partially occupied multi-tenant (medical offices) and surface parking lot	1970	0.75	No	Lower	0	37	37	37		
655 MAGDALENA AV	33609023	PCF	Public and Institutional	6.06	Los Altos United Methodist Church, preschool, and surface parking lot	0	18.00	No	Lower	0	15	15	15		
625 MAGDALENA AV	33609018	PCF	Public and Institutional	6.50	Bridges Community Church and surface parking lot	0	12.31	No	Lower	0	20	20	20		
4546 EL CAMINO REAL <sup>4</sup>	16712042	R1-10	Thoroughfare Commercial	2.78	Portion of Village Court Shopping Center; Partially occupied multi-tenant (general and medical offices, commercial services and retail, including massage, postal services, therapy) and surface parking lot	1964	3.71	Yes	Lower	0	111	111	111		
											Net New Capacity				
											600				
											408				
											128				
											64				
											Baseline Capacity				
											10481,051				
											557				
											168169				
											323325				
											Total Capacity				
											16481,651				
											965				
											296297				
											387389				

<sup>1</sup>The "Public and Institutional" General Plan designation allows housing consistent with the zoning district.

<sup>2</sup>Zeros indicate Year Built data unavailable.

<sup>3</sup>Due to rezoning, income level would shift from above moderate to lower, resulting in a loss of above moderate capacity.

<sup>4</sup>APN 16712042 would be rezoned to CT, and therefore would accommodate 111 lower income units (the R1-10 zoning district generally accommodates above moderate units).

Source: City of Los Altos, Santa Clara County Assessor, LWC

**Table F-13: Meaningful Actions**

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Land use and zoning laws	New housing choices and affordability in areas of opportunity	1.A: Rezone for RHNA shortfall 1.C: Allow housing in the Office Administrative (OA) District 1.E: Update the Loyola Corners Specific Plan
Availability of affordable units in a range of sizes	New housing choices and affordability in areas of opportunity	1.B: Facilitate higher density housing in the Commercial Thoroughfare (CT) District 1.H Facilitate housing on City-owned sites 2.D: Encourage and streamline Accessory Dwelling Units (ADUs) 6.A: Assist residents with housing discrimination and landlord-tenant complaints
Community opposition	New housing choices and affordability in areas of opportunity	2.A: Continue to implement and enhance inclusionary housing requirements 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family 3.H: Amend design review process and requirements 3.K: Standardize multimodal transportation requirements
Location and type of affordable housing	New housing choices and affordability in areas of opportunity	1.D: Allow housing on certain Public and Community Facility District sites and facilitate housing on religious institution properties 6.B: Maintain and expand an inventory of affordable housing funding sources 6.C: Target housing development in highest resource areas 6.F: Affirmatively market physically accessible units
	Protect existing residents from displacement	5.A: Monitor condominium conversions 6.E: Prepare and distribute anti-displacement information
	Housing mobility strategies	1.M: SB 9 implementation 4.J: Facilitate alternate modes of transportation for residents 5.B: Continue to administer the City's affordable housing programs 6.D: Promote Housing Choice (Section 8) rental assistance program <a href="#">6.G: Housing Mobility</a>

**Attachment: AFFH Segregation Report, Los Altos**