

NOTICE OF AVAILABILITY ENVIRONMENTAL IMPACT REPORT

HOUSING, SAFETY, AND ENVIRONMENTAL JUSTICE ELEMENTS PROJECT
SCH NO. 2015062054
CITY OF MENLO PARK



November 4, 2022

To:	State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Parties and Organizations	From:	Tom Smith Principal Planner City of Menlo Park 701 Laurel St. Menlo Park, CA 94025
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Subject:	Notice of Availability of a Draft Subsequent Environmental Impact Report for the City of Menlo Park General Plan 6 th Cycle Housing Element Update; Safety Element Update; and a New Environmental Justice Element, and Associated General Plan, Zoning Ordinance, and El Camino Real/Downtown Specific Plan Amendments
Lead Agency:	City of Menlo Park
Project Title:	City of Menlo Park Housing, Safety, and Environmental Justice Elements Project
Project Area:	City of Menlo Park
Purpose of notice and public review period	
<p>Notice is hereby given that the City of Menlo Park (City), as the lead agency has prepared a Draft Subsequent Environmental Impact Report (SEIR) for the City of Menlo Park 6th Cycle Housing Element Update; Safety Element Update; and a new Environmental Justice Element for the City’s General Plan (collectively referred herein as “the Project”) in compliance with the requirements of the California Environmental Quality Act (CEQA). The SEIR is a Subsequent EIR to the City’s 2016 General Plan EIR (State Clearinghouse Number 2015062054).</p> <p>The 45-day comment period required by CEQA Guidelines Section 15105 for the Draft SEIR has been set from Friday, November 4, 2022 through Monday, December 19, 2022. Written or mailed comments on the Draft SEIR are due no later than the close of the Draft SEIR review period (5 p.m., Monday, December 19, 2022). However, responses would be appreciated at the earliest possible date. Verbal comments may also be provided at a public hearing that will occur at the November 14, 2022 meeting of the City’s Planning Commission.</p> <p>The Draft SEIR is available online at menlopark.gov/housingelement. Printed copies of the Draft SEIR are available for review at the Menlo Park Library at 800 Alma St. and the Belle Haven Branch Library at 413 Ivy Drive.</p>	
Project location	
<p>The City of Menlo Park is located in the San Francisco Bay Area, approximately 30 miles south of downtown San Francisco and about 20 miles northwest of San Jose (latitude 37°27’10”N, longitude 122°11’00”W). The city is located on the southern edge of San Mateo County and was incorporated in 1927. The city encompasses approximately 17 square miles (approximately seven square miles of which is water) with a population of approximately 35,000 people. The city boundaries and regional location of the city are shown in Figure 1. The geographic extent of environmental analysis included in the EIR for the proposed project will be the city limits.</p> <p>The City of Menlo Park currently includes approximately 14,124 residential dwelling units (State Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 2021) and an extensive employment base. The city is generally bounded by San Francisco Bay to the north and east; the cities of East Palo Alto and Palo Alto and Stanford University to the southeast; and Atherton, unincorporated North Fair Oaks, and Redwood City to the northwest. The city is accessed by Interstate 280 (I-280), U.S. Highway 101 (US 101), Caltrain, State Route 84 via the Dumbarton Bridge, and a variety of streets, as well as regional and local pedestrian and bicycles routes. Menlo Park has a Caltrain station located near the downtown area and is less than one hour from downtown San Francisco via train.</p> <p>Menlo Park is known for a range of urban and suburban land uses, including residential neighborhoods of varied</p>	

densities, its downtown, parks, established business centers, and an emerging center for innovation and technology. Figure 2 shows the existing General Plan's generalized land uses in Menlo Park, and are noted as follows:

- Residential
- Commercial
- Bayfront
- Specific Plan Area
- Parks and Recreation
- Public/Quasi Public
- Baylands

Project background

The City of Menlo Park is updating its required Housing Element and Safety Element, and preparing a new Environmental Justice Element, and associated General Plan, Zoning Ordinance (Menlo Park Municipal Code Title 16), and El Camino Real/Downtown Specific Plan amendments. Collectively, these are referred to as the "Housing Element Update" and comprise the Project.

Purpose of the update to the General Plan Housing Element

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City's future, and inform local decisions about land use and development, including issues such as circulation, conservation, and safety. The City's Land Use and Circulation Elements of the General Plan were most recently updated and adopted in 2016. The City's Safety Element was updated in 2013 and the Housing Element for the 2015-2023 planning period was adopted in 2014.

The Housing Element is one of the state-mandated elements of the General Plan. State law specifically requires the City to update the Housing Element of its General Plan by January 31, 2023, while making any changes to other elements of the General Plan needed to maintain internal consistency and undertaking any related changes to the City's Zoning Ordinance. In accordance with State law, the eight-year planning period for the updated Housing Element will extend from 2023 to 2031; this is also referred to as the 6th Cycle Housing Element Update.

The City is proposing to update its Housing Element to comply with the requirements of State law by analyzing existing and projected housing needs, and updating goals, policies, objectives, and implementation programs for the preservation, improvement, and development of housing for all income categories.

Regional Housing Needs Allocation

In addition to including goals, policies, and implementation programs concerning housing issues, housing elements must include an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the City by the Association of Bay Area Governments (ABAG). ABAG assigns unit amounts to Bay Area jurisdictions based on a regional housing production target set by the California Department of Housing and Community Development (HCD). This assignment is referred to as the Regional Housing Needs Allocation (RHNA).

The City's current 5th Cycle Housing Element (2015 to 2023 planning period; adopted on April 1, 2014; certified on April 16, 2014) provides sites sufficient to accommodate the 2015 RHNA allocation of 655 units, along with an appropriate "buffer." This means that the current Housing Element identifies enough land zoned at appropriate densities to accommodate the 2015 RHNA allocation. A buffer is necessary to ensure that if one or more of the identified sites are developed at lower densities than projected, or with non-housing uses, there is remaining capacity to provide an ongoing supply of sites for housing during the eight-year planning period/cycle of the Housing Element. If there were no buffer and an identified site developed with a non-housing project or developed at a density less than that anticipated in the Housing Element, then the City could be obliged to identify new sites and amend the Housing Element prior to the end of the cycle.

The need for a substantial buffer is even more important during the 6th Cycle Housing Element Update because of new rules in the Housing Accountability Act's "no net loss" provisions. California State Senate Bill 166 (2017) requires that the land inventory and site identification programs in the Housing Element always include sufficient sites to accommodate the unmet RHNA. This means that if a site is identified in the Housing Element as having the potential for housing development that could accommodate lower-income units towards meeting the RHNA but is actually developed with units at a higher income level, then the locality must either: 1) identify and rezone, if necessary, an adequate substitute site; or 2) demonstrate that the land inventory already contains an adequate substitute site. An adequate buffer will be critical to ensuring that the City remains compliant with these provisions without having to identify and rezone sites prior to the end of the cycle.

On December 16, 2021, ABAG adopted the Final RHNA, which distributed the regional housing need of 441,176 units across all local jurisdictions in the Bay Area. Providing housing to meet the needs of all income levels is critical to the social and economic health of Menlo Park. The City must plan for its income-based housing allocation to address its share of the Bay Area region's housing needs. San Mateo County's 2021 Area Median Income (AMI) for a household of four persons is \$149,600. Income groups include: "very low income" (less than 50% of AMI); "low income" (51-80% of AMI); "moderate income" (81-120% of AMI); and "above moderate income" (greater than 120% of AMI). Within the 6th Cycle Housing Element Update, the City is required to plan for its fair share allocation of housing units by income group. Table 1 shows the RHNA breakdown of required units in Menlo Park across the four income categories. The 5th Cycle RHNA and 6th Cycle RHNA with and without a 30 percent buffer are included for comparison.

Table 1: 6 th Cycle RHNA (2023-2031) Required New Housing Units					
	Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (>120% AMI)	Total New Housing Units
5 th Cycle RHNA	233	129	143	150	655
6 th Cycle RHNA without buffer	740	426	496	1,284	2,946
6 th Cycle RHNA with 30% buffer	962 (740+222)	554 (426+128)	645 (496+149)	1,669 (1,284+385)	3,830 (2,946+884)
Note: The California Department of Housing and Community Development recommends a 15-30% buffer of additional housing units above the RHNA. With the recommended buffer, Menlo Park's 6 th Cycle RHNA is 3,388 to 3,830 total new housing units.					

The total housing units required in the 6th Cycle RHNA are higher than the 5th Cycle RHNA in part because the Bay Area region's overall allocation of 441,176 units from HCD is more than double the last Housing Element cycle's allocation, which was approximately 189,000 units.

Based on HCD's requirements, the City's 6th Cycle Housing Element (2023-2031) must identify housing sites for at least 2,946 units at specified levels of affordability (income limits/groups based on AMI, adjusted annually by HCD) plus a buffer of additional units at appropriate densities. The City will also need to rezone the identified sites, as necessary, to accommodate the new units and amend other elements of the General Plan (for example, the Land Use Element) to ensure that the General Plan as a whole remains consistent with the 6th Cycle Housing Element Update.

It is important to note that while State law requires the Housing Element to include an inventory of housing sites and requires the City to appropriately zone sites for multifamily housing, the City is not required to actually develop/construct housing on these sites. Future development on identified sites will be at the discretion of individual property owners and will be largely dependent on market forces and in the case of affordable housing, available funding and/or other incentives.

The Draft SEIR considers potential impacts of the 6th Cycle Housing Element Update as well as the associated El Camino Real/Downtown Specific Plan (adopted June 12, 2012), Zoning Ordinance, and General Plan amendments that would occur as part of the implementation of the Housing Element.

Purpose of the update to the General Plan Safety Element

The Safety Element is also a state-mandated component of a General Plan. State law requires that it be updated as needed to address fire risk and climate adaptation and resiliency strategies. The Safety Element focuses on the protection of the community from risks associated with climate change, earthquakes, floods, fires, toxic waste, and other hazards. The Safety Element is the means by which the City defines what measures will be undertaken to reduce potential risk of personal injury, property damage, and economic and social dislocation resulting from natural and human-made hazards.

Purpose of the new General Plan Environmental Justice Element

Recent changes in State law require some jurisdictions to include policies related to Environmental Justice in their general plans. Accordingly, the City is preparing a new Environmental Justice Element concurrent with the updates to the Housing Element and Safety Element. The purpose of the Environmental Justice Element is to address the unique

or compounded health risks in “Disadvantaged Communities” within a jurisdiction. These measures could include, but are not limited to, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity. In addition, the element serves to promote civic engagement in the public decision-making process and prioritize improvements and programs that address the needs of these communities.

Project description

The Project analyzed in the EIR would include adoption of General Plan amendments that would add or modify goals, objectives, policies, and implementation programs related to housing, safety, and environmental justice that would apply citywide, and that would address the maintenance, preservation, improvement, and development of housing in the city. General Plan amendments would also include conforming amendments to other elements of the General Plan that are necessary to ensure internal consistency.

In addition, as discussed above, the Housing Element identifies specific sites appropriate for the development of multifamily housing (in particular affordable units), and the City would rezone those sites and modify associated zoning districts as necessary to meet the requirements of State law. The list of existing and proposed sites that can accommodate development of multifamily housing includes sites that are located across the City, and is subject to refinement based on additional review of the Housing Element by HCD. These proposed sites are listed in Figure 3 as the “potential housing opportunity sites” for the Housing Element’s housing sites inventory, and represent the land use strategy outlined in the following sections. Locations of the potential housing opportunity sites are shown on the maps in Figure 4.

Pipeline projects

Adoption of the El Camino Real/Downtown Specific Plan in 2012, the fourth cycle RHNA in 2013, the fifth cycle Housing Element in 2014, and the ConnectMenlo General Plan Update in 2016 enabled opportunities for over 5,000 new housing units in the City. Currently there are seven major residential projects in the “pipeline” as either approved or pending housing developments that would provide approximately 3,650 new units. These units, as well as smaller projects in the city, could potentially count towards Menlo Park’s RHNA requirement because the residential units will be completed after June 30, 2022.

Accessory dwelling units (ADUs)

HCD allows the City to determine an annual ADU production rate based on outcomes from 2018 to 2020. Between 2018 and 2020, Menlo Park produced an average of 10.6 units per year. At that rate, 85 units could be anticipated during the 6th Cycle Housing Element planning period.

Net RHNA

The City’s RHNA will be met through a combination of strategies such as pipeline projects noted above, ADUs, and sites zoned for housing and/or mixed use developments. The latter strategies include existing sites and sites that will be rezoned to allow for residential uses and/or higher density housing. The net RHNA is what the City needs to plan for and is the focus of the land use scenario described in the next section. Table 2 provides a comparison of the total RHNA and the net RHNA, with a breakdown of the remaining number of housing units in each income category. Accounting for approved and pending pipeline projects (3,644 units) and the anticipated ADU production (85 units), the net RHNA (or net new units remaining to meet the City’s RHNA) is 1,490 units affordable to very low, low, and moderate income categories and zero (0) above moderate income, or “market rate” units.

Table 2: Net RHNA

	Very low	Low	Moderate	Above moderate	Total new housing units
	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI	
	Sixth cycle RHNA without buffer	740	426	496	1,284
30% Buffer	222	128	149	385	884
6 th cycle RHNA with 30% buffer	962	554	645	1,669	3,830
6 th cycle RHNA credit					
Pipeline projects	134	230	230	3,050	3,644
Accessory dwelling units	26	25	26	8	85
Credit subtotal	160	255	256	3,061	3,729
Total net new units needed, without buffer considered	580 (740-160)	171 (426-255)	240 (496-256)		991 (580+171+240)
Total net new units needed, with 30% buffer considered	802 (962-160)	299 (554-255)	389 (645-256)		1,490 (802+299+389)

Land use scenario

In addition to the pipeline projects and ADUs described above, the EIR analyzes up to 4,000 net new housing units to meet the City's RHNA during the planning period. The housing sites would be geographically dispersed throughout the city, primarily located in Council Districts 2, 3, 4 and 5, and could be produced through a combination of rezoning, increased densities, and/or updates to the Zoning Ordinance, based on the following general strategies:

- “Re-use” sites (for RHNA) from the City's current Housing Element and allow “by right” development for projects that include at least 20 percent affordable units. Densities would allow at least 30 dwelling units per acre (du/ac) on these sites, and the maximum potential density may increase beyond 30 du/ac as part of additional site refinement.
- Increase the permitted densities for sites within the El Camino Real/Downtown Specific Plan area to allow at least 30 du/ac at the base level density and potential increases to the maximum bonus level density. The intent is to remove the existing residential cap of 680 units to allow for greater development potential in the Specific Plan area. These actions would require amendments to the Specific Plan and modifications to the Specific Plan development standards.
- Modify the affordable housing overlay (AHO; Menlo Park Municipal Code Chapter 16.98) to allow up to 100 du/ac for 100 percent affordable housing developments (meaning 100 percent of units would be available to low and very low-income residents) and potential increase in densities for mixed-income developments where the percentage of affordable housing exceeds the City's Below Market Rate requirement.
- Modify certain retail/commercial zoning districts to allow for residential uses and other potential development standards to encourage the production of mixed-use developments (C-1, C-1-A, C-1-C, C-2, C-2-A, C-2-B, C-2-S, C-4, and P zoning districts).
- Remove the 10,000 square-foot minimum lot size requirement for R-3 zoned properties located around downtown, which would allow all sites a density of up to 30 du/ac.

Associated zoning modifications to achieve the increased densities (such as floor area ratio, height, and/or others) may be refined based on additional public input and analysis and, in combination with the actions described above, would result in a theoretical capacity for housing production greater than the 4,000 housing units to be studied in the EIR. However, 4,000 housing units represents a conservatively large “umbrella” of study for the purposes of environmental review and exceeds the amount of residential development anticipated over the eight-year planning period from 2023 through 2031. The EIR would also include an update of the cumulative growth projection included in the City's 2016 General Plan EIR for the year 2040.

Project approvals

The following analyses and discretionary approvals by the City would be required as part of adoption of the Project and its implementation:

- Certification of the SEIR
- General Plan Amendments to update the Housing and Safety Elements and adopt a new Environmental Justice Element and any corresponding changes to other elements of the General Plan necessary to maintain internal consistency, including amendment of the General Plan Land Use Designations diagram
- El Camino Real/Downtown Specific Plan Amendments to modify residential density and associated development standards
- Zoning Ordinance Amendments to modify development regulations, including residential density, in the C-1, C-1-A, C-1-C, C-2, C-2-A, C-2-B, C-2-S, C-4, and P zoning districts
- Rezoning of certain housing opportunity sites to allow multifamily residential or mixed use developments

Responsible agencies

While no actions would be required by Responsible Agencies and Trustee Agencies to adopt changes to the City's General Plan or zoning, future approval actions associated with implementing projects may require approvals from various agencies. The City requests that the following agencies review the analysis within the Draft SEIR regarding information relevant to the agency's statutory responsibilities in connection with implementing projects, pursuant to CEQA Guidelines Section 15086. Individual agencies may need to use the SEIR prepared by the City when considering any permits or other approvals that the agency must issue for an implementing project. This list is not intended to confer responsible agency status to each listed agency.

- California Department of Transportation (Caltrans)
- San Mateo County

Introduction to the SEIR

The SEIR is a Subsequent EIR to the City's 2016 General Plan EIR (State Clearinghouse Number 2015062054). The SEIR relies on and incorporates information contained in the 2016 General Plan Final EIR where that information remains relevant, and provides additional information and analysis where warranted. The SEIR is a Program EIR, as provided for in CEQA Guidelines Section 15168. Future discretionary actions that would be facilitated by the Project's adoption, particularly those related to the development of housing, would require additional assessment to determine consistency with the analysis and mitigation provided in the SEIR. The potential future actions would be subject to the mitigation measures and the performance criteria established in the SEIR, or as determined in the subsequent environmental document if it is found that future actions could result in environmental impacts not foreseen in the SEIR.

Significant environmental effects

The Draft SEIR finds that impacts related to air quality, cultural resources, and transportation would be significant and unavoidable. The Project would result in potentially significant impacts related to biological resources, geology and paleontological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, and tribal cultural resources, but these impacts would be reduced to a less-than-significant level with implementation of identified mitigation measures. Impacts related to aesthetics, energy, noise and vibration, population and housing, public services and recreation, utilities and service systems, and wildfire would be less than significant.

Hazardous materials and hazardous waste sites

The Cortese List is a compilation of several different lists of hazardous material release sites that meet the criteria specified in Section 65962.5 of the California Government Code. The Project identifies 69 potential housing opportunity sites made up of 83 parcels, plus a number of areas within the city, as candidates for housing development. It is possible that one or more of these locations are on a toxic site list pursuant to Section 65962.5 of the Government Code, but the question is not addressed in the Draft SEIR. The matter is more appropriately considered if and when future development applications for specific sites are submitted.

EIR process

In accordance with CEQA Guidelines Section 15105(a), the Draft SEIR will be available for public review and comment during a 45-day review period. Following the close of the public review period on December 19, 2022, the City will prepare a Final SEIR, which will include responses to all substantive comments received on the Draft SEIR. The Draft SEIR and Final SEIR will be considered by the City Council in making the decision to certify the SEIR and taking final actions on the proposed Project.

Public hearing meeting

The City of Menlo Park is hosting a public hearing for the Draft SEIR during the Draft SEIR public comment period on November 14, 2022 during a regularly scheduled Planning Commission meeting beginning at 7 p.m. or as near as possible thereafter via a virtual meeting.

The meeting link would be available with publication of the Planning Commission agenda and staff report on the City's website at menlopark.gov/Agendas, not less than 72 hours in advance of the meeting.

All interested parties are invited to attend the meeting and provide input on the Draft SEIR. Written comments should be provided as indicated below.

Submittal of comments

Comments on the Draft SEIR are due no later than the close of the Draft SEIR review period (5 p.m., Monday, December 19, 2022). However, responses would be appreciated at the earliest possible date. Please send written comments through the web form located at menlopark.gov/HousingElementDEIRComments or by letter to Tom Smith at the mailing address provided below. Public agencies that provide comments are asked to include a contact person for the agency.

If you have any questions regarding the proposed Project or the SEIR process, please contact Tom Smith at the contact information listed below.

Name: Tom Smith
 Title: Principal Planner
 Department: Community Development, City of Menlo Park
 Mail: 701 Laurel St., Menlo Park, CA 94025
 Email: tasmith@menlopark.org
 Phone: 650-330-6730



Tom Smith
 City of Menlo Park

November 4, 2022



Figure 1. City Boundaries and Regional Location



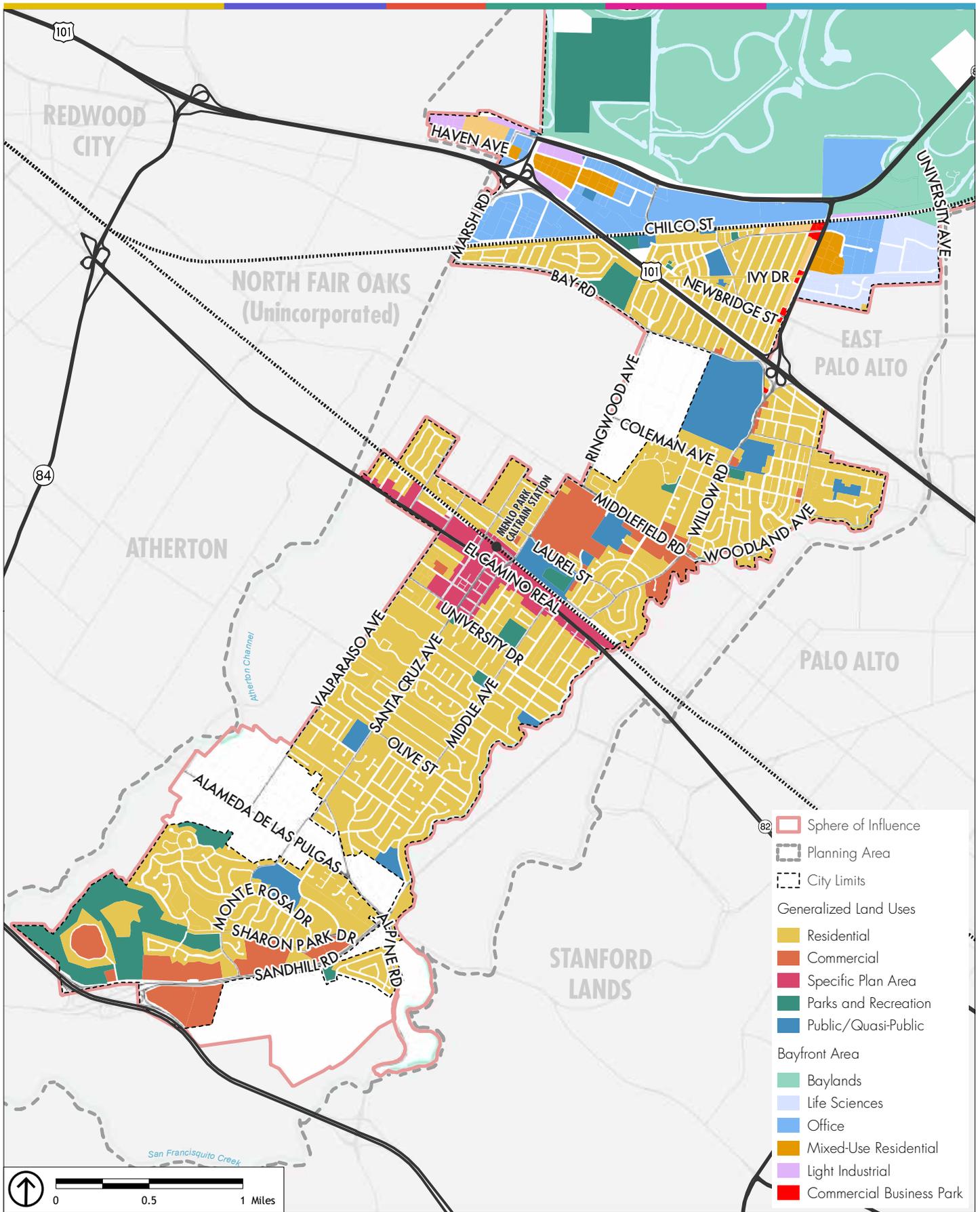


Figure 2. General Plan Land Use Designations

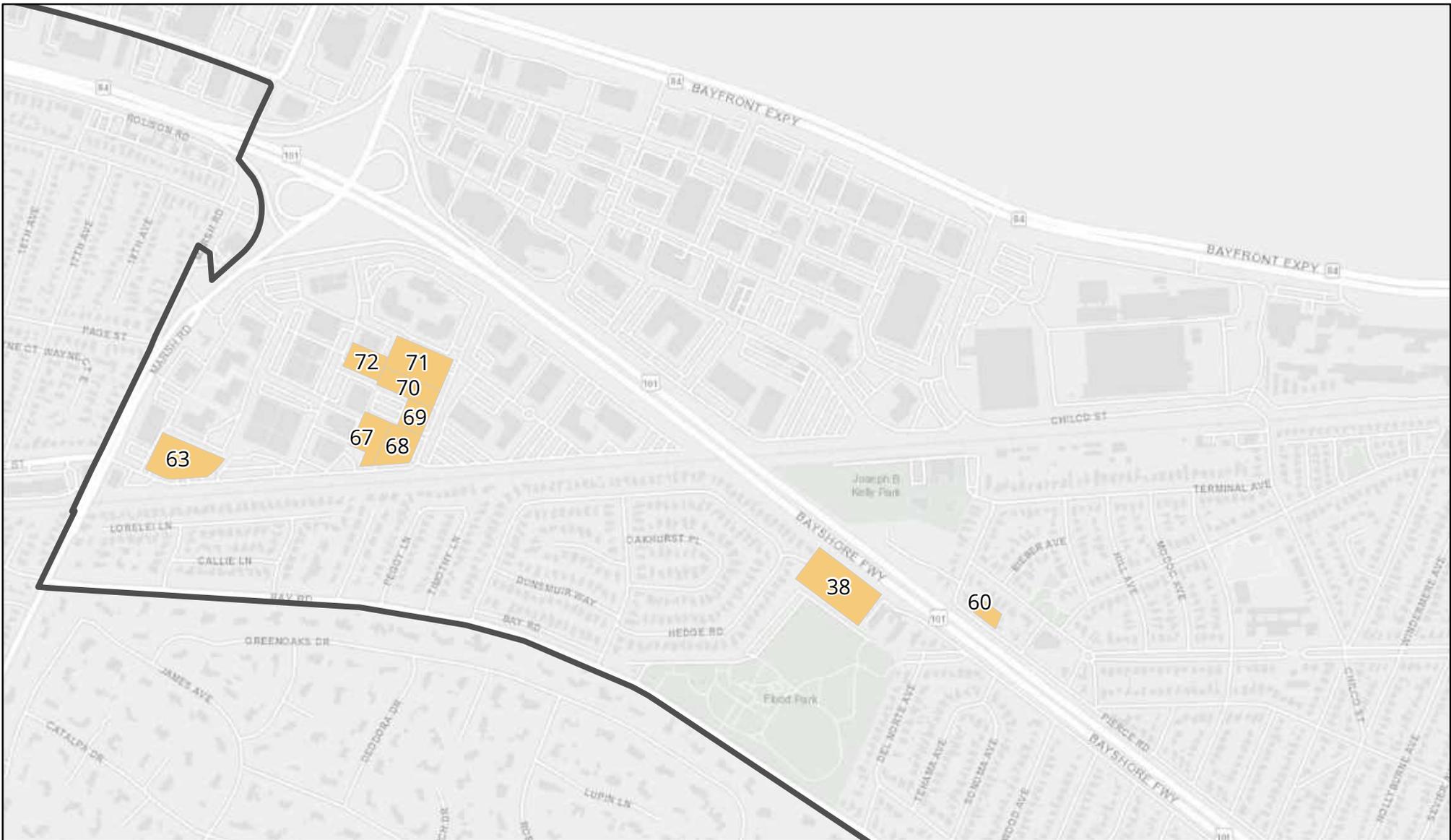
Note: Specific land use designations are shown in the Bayfront Area and generalized land uses are shown elsewhere.

Figure 3. Potential Housing Opportunity Sites List

Housing Opportunity Sites List			
Site Label	Address	Assessor's Parcel Number(s)	Zoning District
1	525 El Camino Real	071332130	SP-ECR-D: SW
2(R)	1620 El Camino Real	060344250; 060344240	SP-ECR-D: NE-L
3	2500 Sand Hill Road	074270240; 074270250	C-1-C
4	2400-2498 Sand Hill Road	074270280; 074270260; 074270170	C-1-C
5(R)	1100 Alma Street	061412440; 061412430	SP-ECR-D: SA E
6	900 Santa Cruz Avenue	071084220; 071084200; 071084090; 071084110; 071084100	SP-ECR-D: DA
7	728 Willow Avenue	062202050; 062202060; 062202210; 062202060	C-4
8	906 Willow Road	062211170; 062211180; 062211050	C-4; R-3
9	Between Chestnut and Curtis	071284100; 071284080	SP-ECR-D: D
10	Between Crane and Chestnut	071283140; 071283050	SP-ECR-D: D
11	325 Sharon Park Drive	074283100; 074283090; 074283040	C-2
12	345 Middlefield Road	062421070; 062390700	P-F
13(C)	1105 Valparaiso Avenue	071071070	R-E
14	Lot between El Camino Real and Chestnut on west side of Santa Cruz	071102400	SP-ECR-D: D
15	Lot between University and Crane on west side of Santa Cruz	071092290	SP-ECR-D: D
16	Lot between Evelyn and Crane	071281160	SP-ECR-D: D
17	Lot between Curtis and Doyle	071285160	SP-ECR-D: D
18	Lot behind Draeger's	071273160	SP-ECR-D: D
19	Lot off Oak Grove	071094180	SP-ECR-D: D
20	275 Middlefield Road	062422120	C-1
21	350 Sharon Park Drive	074281110; 074281120	R-3-A(X)
22	85 Willow Road	062422080	C-1
23	200 Middlefield Road	062271540	C-1
24	250 Middlefield Road	062271010	C-1
25	8 Homewood Place	062421010	C-1
26	401 Burgess Road	062390170	C-1-A
27	570 Willow Road	062370420	C-4
28	2200 Sand Hill Road	074283070	C-1(X)
29	445 Burgess Drive	062390200	C-1-A
30	720 Menlo Avenue	071284110	SP-ECR-D: D
31	800 Oak Grove Avenue	071091520	SP-ECR-D: DA
32	930 Santa Cruz Avenue	071084140	SP-ECR-D: DA
33	1008 University Drive	071274140	SP-ECR-D: DA
34	707 Menlo Road	071288610	SP-ECR-D: DA
35	1300 University Drive	071091310	SP-ECR-D: DA
36	1377 El Camino Real	071103490	SP-ECR-D: ECR NW
37	801-877 El Camino Real	071331180	SP-ECR-D: ECR SW
38	300 Sheridan Drive	055303110	R-1-U
39(C)	2250 Avy Avenue	074351100	R-1-S
40(C)	2650 Sand Hill Road	074260740	R-1-S
41	431 Burgess Drive	062390190	C-1-A
42	425 Burgess Drive	062390180	C-1-A
43(R)	1133-1159 El Camino Real	071102130	SP-ECR-D: SA W
44(R)	1436 El Camino Real	061422350	SP-ECR-D: ECR NE
46(R)	796 Live Oak Avenue	071288560	R-3 near SP-ECR/D
47	555 Willow Road	062285300	R-3
48(R)	700 El Camino Real	071333200	SP-ECR-D: ECR SE
49	2700-2770 Sand Hill Road	074260750	C-1-A

Housing Opportunity Sites List

Site Label	Address	Assessor's Parcel Number(s)	Zoning District
50	600 Sharon Park Drive	074282070; 074282090	R-3-A(X)
51	959 El Camino Real	071288570	SP-ECR-D
52	1246 El Camino Real	061430070	SP-ECR-D
53(R)	1189 El Camino Real	071102350	SP-ECR-D
54(R)	607 Menlo Avenue	071288190	SP-ECR-D
55(R)	1161 El Camino Real	071102390	SP-ECR-D
56(R)	1179 El Camino Real	071102370	SP-ECR-D
57	761 El Camino Real	071332080	SP-ECR-D
58	751 El Camino Real	071332090	SP-ECR-D
59(R)	905 El Camino Real	071288580	SP-ECR-D
60	335 Pierce Road	062013170	R3
61(R)	610 Santa Cruz Avenue	071102140	SP-ECR-D
62(R)	550 Ravenswood Avenue	061412160	SP-ECR-D
63	3875 Bohannon Drive	055251120	O
64	795 Willow Road	062470060	PF
67	3905 Bohannon Drive	055253140	O
68	3925 Bohannon Drive	055253150	O
69	4005 Bohannon Drive	055253240	O
70	4025 Bohannon Drive	055253190	O
71	4055 Campbell Avenue	055253030	O
72	4060 Campbell Avenue	055253200	O

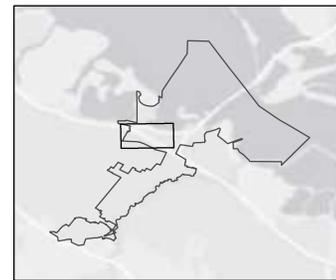


Site Selection

Marsh and US-101

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-  City Boundary
-  Opportunity Sites

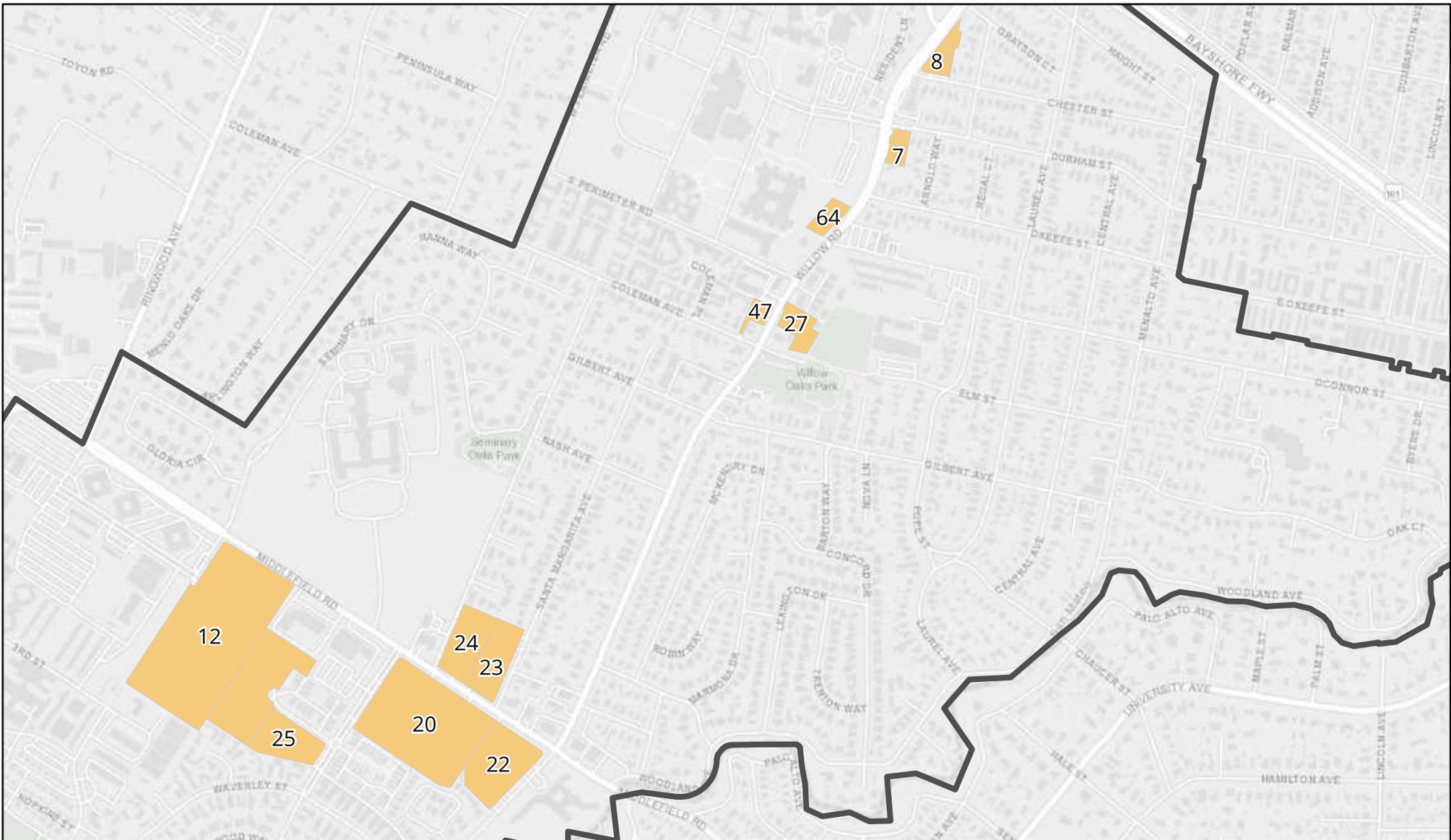



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 Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

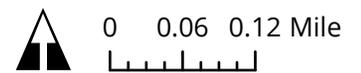
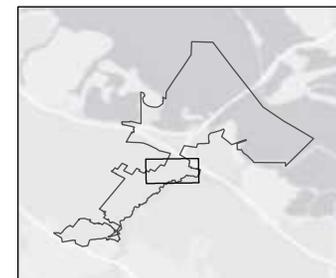
Figure 4. Potential Housing Opportunity Sites Maps





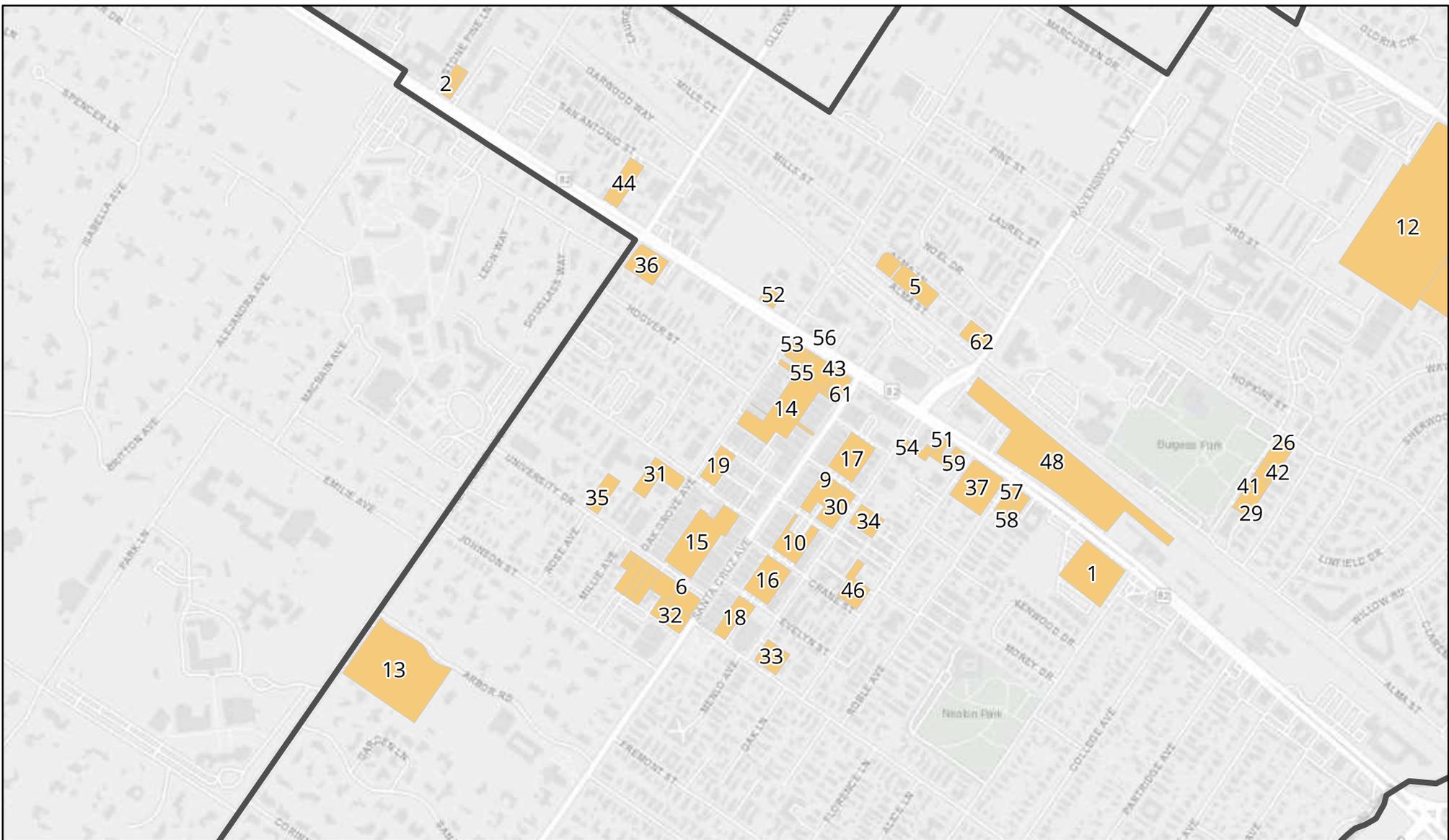
Site Selection

-  City Boundary
-  Opportunity Sites



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)



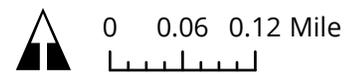
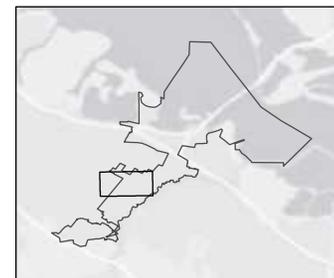


Site Selection

Downtown

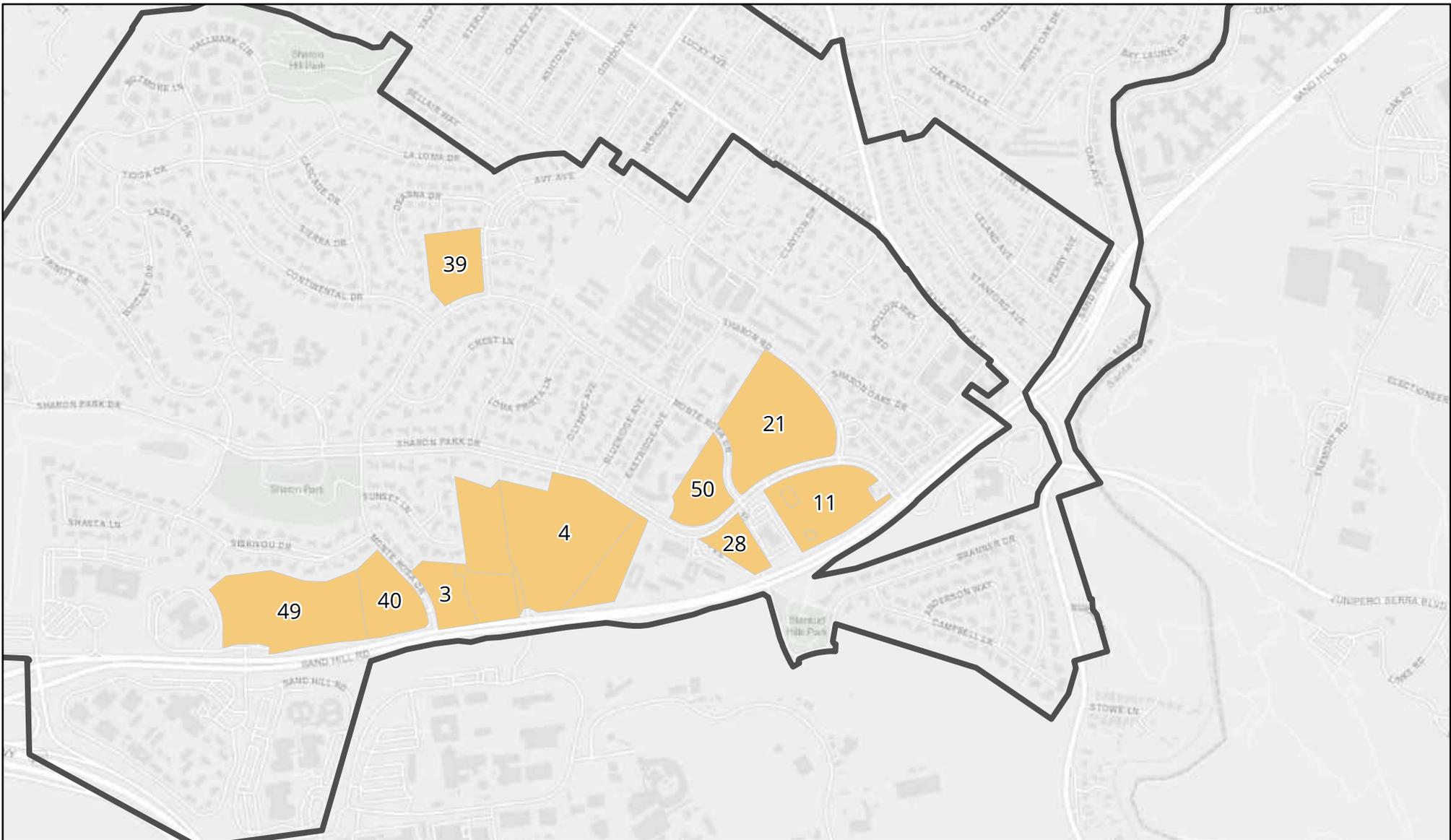
Page 3 of 4

-  City Boundary
-  Opportunity Sites



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)



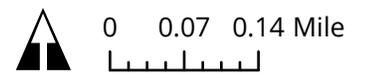
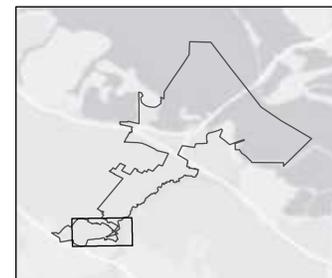


Site Selection

Sharon Heights

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-  City Boundary
-  Opportunity Sites



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

