

# Supplemental Sites Inventory Table

## Housing Development Feasibility and Realistic Capacity Justification Information

January 24, 2023

This table consolidates information contained in the Sites Inventory and elsewhere in the Housing Element to provide the information and evidence to justify the housing development feasibility and realistic capacity for each opportunity site listed on the Sites Inventory.

*This table is still in draft format and, if the City Council supports inclusion in the Housing Element as part of the City's response to public comments, staff will complete the table prior to submittal of the Housing Element to HCD.*

LEGEND						
Light Green	Pre-Application Completed/Application Submitted					
Green	Entitlement Approved					
Dark Green	Under Construction					

Table A-1: Housing Element Sites Inventory, Supplemental Table

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	Parcel Size (Acres)	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Total Capacity (units)	Realistic Capacity Proposed (units/acre)	Percent of Base Density	Draft General Plan Update (GPU) Designation (Proposed)	Draft GPU Density (units/acre)	Existing Use / Vacancy	Pipeline Project Status	Constraints	Justification
121 N San Mateo Dr	032-292-070	A	0.59	Executive Office	E2	50	15	25	51%	Residential High	100 to 200	Medical office building	0	No constraints found	One story, old building, larger than .5 acre, same owner
117 N San Mateo Dr	032-292-080	A	0	Executive Office	E2	50				Residential High	100 to 200	Medical office building	0	No constraints found	One story, old building, larger than .5 acre, same owner
5 N San Mateo Dr	032-312-250	B	0.98	Executive Office/High Density Multi-Family	E2-0.5/R5	50	35	36	71%	Mixed-Use High	100 to 200	Med Center surface Parking Lot	0	No constraints found	General interest in redevelopment, large surface parking lot, larger than .5 acre, same owner
123 Baldwin Ave	032-312-270	B	0	Executive Office/High Density Multi-Family	E2-0.5/R5	50				Mixed-Use High	100 to 200	Med Center surface Parking Lot	0	0	0
117 Baldwin Ave	032-312-150	B	0	Executive Office/High Density Multi-Family	E2-0.5/R5	50				Mixed-Use High	100 to 200	Med Center surface Parking Lot	0	0	0
26 N San Mateo Dr	032-312-100	B	0	Executive Office/High Density Multi-Family	E2-0.5/R5	50				Mixed-Use High	100 to 200	Med Center surface Parking Lot	0	0	0
27 N San Mateo Dr	032-312-070	B	0	Executive Office/High Density Multi-Family	E2-0.5/R5	50				Mixed-Use High	100 to 200	Med Center surface Parking Lot	0	0	0
402 Tilton Ave	032-331-010	C	0.76	Medium Density Multi-Family	R3	35	26	34	98%	Residential Low 2	9 to 39	1 unit - Single family residential	0	Needs consolidation, adjacent to railway	Zoned to encourage aggregation, larger than .5 acre consolidated, same owner
406 Tilton Ave	032-331-020	C	0	Medium Density Multi-Family	R3	35				Residential Low 2	9 to 39	1 unit - Single family residential	0	Needs consolidation	Zoned to encourage aggregation, larger than .5 acre consolidated, same owner
20 N Railroad	032-331-150	C	0	Medium Density Multi-Family	R3	35				Residential Low 2	9 to 39	Industrial/warehouse use	0	Needs consolidation, adjacent to railway	Zoned to encourage aggregation, larger than .5 acre consolidated
145 N Kingston	033-171-040	D	1.24	High Density Multi-Family	R4	50	35	28	56%	Residential Low/Medium	9 to 39; 40 to 99	2 unit - Duplex	Pre-Application completed but project is on hold, Affordability by Inclusionary Ordinance	Needs consolidation, AE High Risk Floodzone	Former PA19-008 Monte Diablo Townhomes
139 N Kingston	033-171-050	D	0	High Density Multi-Family	R4	50				Residential Low 1	9 to 39	5 unit - 2 story residential apts	0	0	0
131 N Kingston	033-171-060	D	0	High Density Multi-Family	R4	50				Residential Low/Medium	9 to 39; 40 to 99	1 unit - Single family residential	0	0	0
1218 Monte Diablo	033-171-180	D	0	High Density Multi-Family	R4	50				Residential Medium	40 to 99	Neighborhood retail/parking	0	0	0
1731 Leslie St	035-215-060	E	0.6	Transit Oriented Development	TOD	50	30	50	100%	Mixed-Use Medium	40 to 99	Service commercial	0	Needs consolidation, Needs cleanup (autosshop)	Zoned TOD, larger .5 acre, old buildings
1741 Leslie St	035-221-010	E	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	Service commercial	0	0	0
1753 Leslie St	035-221-020	E	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	Service commercial	0	0	0
678 Concar Dr	035-242-090	F	14.53	Transit Oriented Development	TOD	50	961	66	132%	Mixed-Use Medium	40 to 99	Seven 11 Shopping center/parking	Entitlement Approved; Affordability by Inclusionary Ordinance	1880 Grant St and 666 Concar Dr are adjacent to State HWY 92	PA18-052, Concar Passage, consolidated site
666 Concar Dr	035-242-140	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99			0 0	0
1855 S Delaware St	035-242-160	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	restaurant		0 0	0
1880 S Grant St	035-242-170	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	Shopping center/parking		0 0	0
690 Concar Dr	035-242-190	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	Shane Jeweler		0 0	0
1820 S Grant St	035-242-200	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	Trader Joes		0 0	0
640 Concar Dr	035-242-210	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	Shopping center/parking		0 0	0
Concar Dr/S Delaware St	035-242-220	F	0	Transit Oriented Development	TOD	50				Mixed-Use Medium	40 to 99	parking		0 0	0

77 N San Mateo Dr	032-311-140	G	0.63	Executive Office/ High Density Multi-Family	E2-0.5/R5	50	25	40	79%	Residential Medium	40 to 99	Medical office and parking lot	0	No constraints found	One-story old medical office building; 0.4 miles to Caltrain
Tilton Ave/N San Mateo Dr	032-311-150	G	0	Executive Office/ High Density Multi-Family	E2-0.5/R5	50				Residential Medium	40 to 99	Medical office and parking lot	0	No constraints found	Large parking lot
229 W 20th Ave	039-052-350	H	5.4	Medium Density Multi-Family	R3	35	189	35	100%	Residential Medium	40 to 99	Elks Lodge	0	Needs consolidation	Preliminary conversations with the owner to convert to residential have occurred.
205 W 20th Ave	039-060-010	H	0.25	Executive Office/High Density Multi-Family	E1-1/R4	50	4	16	32%	Mixed-Use High	100 to 200	Single story office building	0	Needs consolidation	One story, old building, larger than .5 acre (consolidate with Elk's)
2010 Pioneer Ct	039-060-020	H	0.22	Executive Office/High Density Multi-Family	E1-1/R4	50	3	14	27%	Mixed-Use High	100 to 200	Single story office building	0	Needs consolidation	One story, old building, larger than .5 acre (consolidate with Elk's)
2040 Pioneer Ct	039-060-050	I	1.4	Executive Office/High Density Multi-Family	E1-1/R4	50	40	29	57%	Mixed-Use High	100 to 200	Two story office	0	Needs consolidation	Two story, old building, larger than .5 acre
2041 Pioneer Ct	039-060-100	I	0	Executive Office/High Density Multi-Family	E1-1/R4	50				Mixed-Use High	100 to 200	Two story office	0	Needs consolidation	Two story, old building, larger than .5 acre
2050 Pioneer Ct	039-060-060	I	0	Executive Office/High Density Multi-Family	E1-1/R4	50				Mixed-Use High	100 to 200	Single story office building	0	Needs consolidation	One story, old buildngs, larger than .5 acre
2070 Pioneer Ct	039-060-070	I	0	Executive Office/High Density Multi-Family	E1-1/R4	50				Mixed-Use High	100 to 200	Single story professional office	0	Needs consolidation	One story, old buildings, larger than .5 acre
2055 Pioneer Ct	039-060-090	I	0	Executive Office/High Density Multi-Family	E1-1/R4	50				Mixed-Use High	100 to 200	Single story medical building	0	Needs consolidation	One story, old buildings, larger than .5 acre
2075 Pioneer Ct	039-060-080	I	0	Executive Office/High Density Multi-Family	E1-1/R4	50				Mixed-Use High	100 to 200	Single story office building	0	Needs consolidation	One story, old buildings, larger than .5 acre
151 W 20th Ave	039-060-140	J	0.36	Executive Office/High Density Multi-Family	E1-1/R4	50	9	25	50%	Mixed-Use High	100 to 200	Single story office building	0	Needs consolidation	R-4 zoning, underutilized, common ownership, 1 story
117 W 20th Ave	039-060-150	J	0	High Density Multi-Family	R4	50				Residential Low/Medium	9 to 39; 40 to 99	1 unit - Single family residential	0	0	0
2745 S El Camino Real	039-351-070	O	0.82	Transit Oriented Development	TOD	50	41	50	100%	Mixed-Use High	100 to 200	1 story retail	0	Adjacent to the railroad	Owner interested in housing redevelopment, see letter dated 10/24/22; TOD Zone, larger than .5 acre, old building (Lamps Plus)
2825 S El Camino Real	039-351-110	O	0.75	Transit Oriented Development	TOD	50	37	49	99%	Mixed-Use High	100 to 200	Existing retail/parking (Big 5)	0	Adjacent to the railway	TOD Zone, larger than .5 acre, old building
2833 S El Camino Real	039-351-120	K	1.08	Transit Oriented Development	TOD	50	54	50	100%	Mixed-Use High	100 to 200	small retail	0	Needs consolidation, Adjacent to railway	TOD Zone, larger than .5 acre, old building
2837 S El Camino Real	039-351-130	K	0	Transit Oriented Development	TOD	50				Mixed-Use High	100 to 200	small retail	0	0	0
2841 S El Camino Real	039-351-999	K	0	Transit Oriented Development	TOD	50				Mixed-Use High	100 to 200	small retail	0	0	0
3101 S El Camino Real	039-360-160	L	1.42	Transit Oriented Development	TOD	50	70	49	99%	Mixed-Use High	100 to 200	Vacant restaurant and large parking	0	Adjacent to the railway	Ownership interest in redevelopment, TOD zoning, larger than .5 acre, vacant, large parking lot
3111 S El Camino Real	039-360-070	L	0	Transit Oriented Development	TOD	50				Mixed-Use High	100 to 200	Vacant restaurant and large parking	0	0	0
200 S Fremont St	033-163-160	O	0.42	High Density Multi-Family	R4D	50	15	36	71%	Residential Medium	40 to 99	1 unit - Single family residential	Under Construction; Affordability by Inclusionary Ordinance	No constraints found	PA15-048; 200 S Fremont under construction
717 E 3rd Ave	033-163-050	M	0.58	High Density Multi-Family	R4D	50	40	69	138%	Residential Medium	40 to 99	1 unit - Single family residential	Pre-Application Completed with formal submittal anticipated 2023; Affordability by Inclusionary Ordinance	No constraints found	PA19-036 Pre-application for a 40-unit multifamily housing project
222 S Fremont St	033-163-170	M	0	High Density Multi-Family	R4D	50	0			Residential Medium	40 to 99	Vacant	0	Former gas station (closed LUST case)	0
480 E 4th Ave	034-183-060	O	1.16	Central Business Support	CBD-S	50	225	194	388%	Residential High	100 to 200	Parking Lot	Under Construction; Affordability by Funding Restriction	No constraints found	PA19-033; City owned site Kiku Crossing under construction
3069 W Kyne St (BMSP - RES 6)	040-031-040	O	1.9	TOD	BMSP	50	54	28	57%	Residential Medium	40 to 99	Demolished Bay Meadows Race Track	Under Construction; Affordability by Inclusionary Ordinance	No constraints found	PA20-033; SPAR approved RES-6 under construction
487 S El Camino Real	034-144-220	N	0.42	Downtown Retail Core	CBD/R	50	20	48	95%	Mixed-Use High	100 to 200	Retail/office	0	Needs consolidation	Investor owns entire block - can build up to 75 ft height and 75 du/a with public benefits.

62 E 4th Ave	034-144-230	N	1.52	Downtown Retail Core	CBD/R	50	76	50	100%	Mixed-Use High	100 to 200	Retail-4th Ave			Investor owns entire block - can build up to 75 ft height
E 5th Ave/San Mateo Dr	034-144-240	N	1.2	Downtown Retail Core	CBD/R	50	60	50	100%	Mixed-Use High	100 to 200	Retail	0	Needs consolidation	and 75 du/a with public benefits.
												Parking Lot	0	Needs consolidation	80 DU mixed retail/res approved in 2017.
				Executive Office/High Density Multi-Family	E2-1	50	38	49	99%	Mixed-Use Medium	40 to 99	1 story office(Central park South office)	0	No constraints found	Developer-owned approved MU project not yet built.
885 S El Camino Real	034-200-220	O	0.77												Downtown, combined lot size larger than .5 acre, old building, 2 story, same ownership
100 E 4th Ave	034-173-100	O	0.76	Downtown Retail Core	CBD/R	50	23	30	61%	Mixed-Use High	100 to 200	Retail-Wells fargo	0	No constraints found	
San Mateo Dr/E 5th ave	034-173-110	O	0	Downtown Retail Core	CBD/R	50				Mixed-Use High	100 to 200	Wells Fargo parking	0	0	0
168 E 4th Ave	034-173-140	P	0.14	Downtown Retail Core	CBD/R	50	2	14	29%	Mixed-Use High	100 to 200	Restaurant/parkin g	0	No constraints found	Developer negotiating sale.
168 E 4th Ave	034-173-150	P	0.24	Downtown Retail Core	CBD/R	50	4	17	33%	Mixed-Use High	100 to 200	g restaurant/parkin g	0	No constraints found	Developer negotiating sale.
													Entitlement Approved; Affordability by Developer's Choice		
222 E 4th Ave	034-176-050	Q	1.14	Downtown Retail Core	CBD/R	50	10	9	18%	Mixed-Use High	100 to 200	Draeger's	0	No constraints found	PA21-071; Draeger's
400 S B st	034-176-070	Q	0	Downtown Retail Core	CBD/R	50				Mixed-Use High	100 to 200	Draeger's	0	0	0
No site address	034-176-080	Q	0	Downtown Retail Core	CBD/R	50				Mixed-Use High	100 to 200	Draeger's	0	0	0
S B St/E 5th Ave	034-176-090	Q	0	Downtown Retail Core	CBD/R	50				Mixed-Use High	100 to 200	Draeger's	0	0	0
													Pre-Application Completed with formal submittal anticipated early 2023; Affordability by Funding Restriction		Former Talbot's Site - City-owned, developer identified for the 100% affordable housing project. Density is based on gross parcel size (1.16 ac) but the commercial/office parcels are not included in this inventory.
E 4th/N Railroad Ave	034-179-050	R	0.37	Downtown Retail Core	CBD/R	50	60	162	324%	Mixed-Use High	100 to 200	Parking lot-City Surplus Site		Adjacent to the railroad	
E 4th/N Railroad Ave	034-179-060	R	0	Downtown Retail Core	CBD/R	50				Mixed-Use High	100 to 200	Parking lot-City Surplus Site	0	0	0
				Downtown Retail Core Support	CBD-S	50							Application under review with entitlement anticipated Feb 2023; Affordability Not Applicable		
435 E 3rd Ave	034-181-160	O	0.25			50	5	20	40%	Mixed-Use High	100 to 200	Auto repair		Smaller than .5 acre, Clean-up needed (auto shop)	PA21-081 (5 units + office)
													Entitlement Approved; Affordability by Inclusionary Ordinance		PA21-063 proposing a new mixed-use building with commercial/residential use; lots to be consolidated; Windy Hill Block 21
312 S Delaware St	034-185-030	S	1.52	Downtown Retail Core Support	CBD-S	50	111	73	146%	Mixed-Use High	100 to 200	1 unit - Single family residential		Clean up needed (auto repair shops, gas station)	
318 S Delaware St	034-185-040	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	1 unit - Single family residential	0	0	0
320 S Delaware St	034-185-050	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	1 unit - Single family residential	0	0	0
307 S Claremont St	034-185-110	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	Interior design home staging	0	0	0
512 E 3rd Ave	034-185-120	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	1 story retail	0	0	0
373 S Claremont St	034-185-140	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	1 story retail	0	0	0
507 E 4th Ave	034-185-150	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	1 story retail	0	0	0
300 S Delaware St	034-185-160	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	Gas station	0	0	0
525 E 4th Ave	034-185-170	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	Auto repair	0	0	0
311 S Claremont St	034-185-190	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	3 unit - 2 story residential	0	0	0
315 S Claremont St	034-185-200	S	0	Downtown Retail Core Support	CBD-S	50				Mixed-Use High	100 to 200	Storage yard	0	0	0
													Entitlement Approved; Affordability by Inclusionary Ordinance		
5 Hayward Ave	034-275-130	O	0.31	Executive Office/ High Density Multi-Family	E2-1/R4	41	18	58	142%	Mixed-Use Medium	40 to 99	6 unit - 3 duplexes		Smaller than .5 acre	PA19-045 1 Hayward Ave with State Density Bonus
													project is on hold until GPU is complete; Affordability by Formula Calculation		
1600 S El Camino Real	034-413-080	T	0.87	Executive Office	E2-2	50	43	49	99%	Mixed-Use Medium	40 to 99	1 story retail		No constraints found	Same property owner for all parcels; former PA18-038 for a mixed-use project with Density Bonus request
												3 unit - 2 story mixed use			
1604 S El Camino Real	034-413-090	T	0	Executive Office	E2-2	50				Mixed-Use Medium	40 to 99	retail/residential	0	0	0

1610 S El Camino Real	034-413-100	T	0	Executive Office	E2-2	50				Mixed-Use Medium	40 to 99	1 unit - 2 story mixed use			
1620 S El Camino Real	034-413-110	T	0	Executive Office	E2-2	50				Mixed-Use Medium	40 to 99	retail/residential	0	0	0
1541 Jasmine St	034-413-130	T	0	Executive Office	E2-2	50				Office Medium	40 to 99	1 story retail	0	0	0
1535 Jasmine St	034-413-140	T	0	Executive Office	E2-2	50				Office Medium	40 to 99	2 unit - Duplex	0	0	0
												2 unit - 2 story mixed use	0	0	0
1602 S El Camino Real	034-413-150	T	0	Executive Office	E2-2	50				Office Medium	40 to 99	retail/residential	0	0	0
303 Baldwin Ave	032-322-230	U	0.76	Neighborhood Commercial/ High Density Multi-Family	C1-2/R5	50	64	84	168%	Mixed-Use Medium	40 to 99	Trags - retail	Under Construction; Affordability by Inclusionary Ordinance	No constraints found	PA17-085; Trags
304 Baldwin Ave	032-322-230	U	0	Neighborhood Commercial/ High Density Multi-Family	C1-2/R5	50				Mixed-Use Medium	40 to 99	Trags - retail	0	0	0
1863 S Norfolk St	035-383-200	O	3.5	Neighborhood Commercial	C1-1	50	260	74	149%	Mixed-Use Medium	40 to 99	Fishmarket	Application Submitted; Affordability by Inclusionary Ordinance	Adjacent to waterway (seal slough), near highway 92	PA22-099 formal planning application filed 1/3/23 for a 260-unit multifamily project. Request includes a Planned Development (PD) to increase base zone from 35 du/a to 50 du/a.
2260 Bridgepointe Pkwy	035-466-070	V	3.22	Regional/Community Commercial/ High Density Multi-Family	C2-0.62/R	50	96	30	60%	Mixed-Use High	100 to 200	Bridgepointe Shopping Center-Retail	0	Adjacent to highway 92	Mixed-use potential, larger than .5 acre, one story, same ownership, uses in decline
2270 Bridgepointe Pkwy	035-466-080	V	1.39	Regional/Community Commercial/ High Density Multi-Family	C2-0.62/R	50	42	30	60%	Mixed-Use High	100 to 200	Bridgepointe Shopping Center-Retail	0	Adjacent to highway 92	Half vacant, larger than .5 acre, one story
3012 Bridgepointe Pkwy	035-466-090	V	2.75	Regional/Community Commercial/ High Density Multi-Family	C2-0.62/R	50	82	30	60%	Mixed-Use High	100 to 200	Bridgepointe Shopping Center-Retail	0	Adjacent to highway 92	Half vacant, larger than .5 acre, one story
No site address	035-466-100	V	12.07	Regional/Community Commercial/ High Density Multi-Family	C2-0.62/R	50	363	30	60%	Mixed-Use High	100 to 200	Bridgepointe Shopping Center-parking	0	Adjacent to highway 92	Large parking lot, larger than .5 acre, potential for structured parking with housing
No site address	035-466-110	V	2.96	Regional/Community Commercial/ High Density Multi-Family	C2-0.62/R	50	89	30	60%	Mixed-Use High	100 to 200	Bridgepointe Shopping Center-ship/Receiving	0	Adjacent to highway 92	Parking lot, larger than .5 acre, consolidation with other parcels
1500 Fashion Island Blvd	035-550-040	O	6.08	Executive Office	E1-0.62/R	50	273	45	90%	Mixed-Use High	100 to 200	3 story Office	0	Adjacent to highway 92	Developer interest in redevelopment, larger than .5 acre, old building, large parking
1919 O'Farrell St	039-030-340	O	0.67	Executive Office/ High Density Multi-Family	E1-1/R4	50	49	73	146%	Mixed-Use Medium	40 to 99	1 story medical office-	Entitlement Approved; Affordability by Inclusionary Ordinance	Adjacent to highway 92	PA20-037; 1919 O'Farrell
2118 S El Camino Real	039-060-440	O	0.73	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	56	77	153%	Commercial Regional	40 to 99	Catrina Hotel	General Plan Conformance request approved by City Council in 2021	No constraints found	Motel conversion (57 guest rooms); County of San Mateo interested in transitional/shelter housing, larger than .5 acre, old two-story building. Based on use type, affordability and conversion, project does not conflict with Measure Y density limit.
2700 S El Camino Real	039-352-060	W	0.99	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	68	69	137%	Mixed-Use High	100 to 200	1 story retail	Entitlement Approved; Affordability by Inclusionary Ordinance	Clean up needed (auto sales with a bit of repair on-site)	PA15-031; Hillsdale Terraces
2750 S El Camino Real	039-352-070	W	0	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50				Mixed-Use High	100 to 200	1 story retail	0	0	0
2790 S El Camino Real	039-352-090	W	0	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50				Mixed-Use Medium	40 to 99	1 story retail	0	0	0
2955 S El Camino Real	039-360-120	O	2.29	Transit-Oriented Development	TOD	50	114	50	100%	Mixed-Use High	100 to 200	1 story/parking	0	Adjacent to the railway	Owner interest in redevelopment, TOD Zone, larger than .5 acre, 1 story, large parking lot
3011 S El Camino Real	039-360-140	O	1.33	Transit-Oriented Development	TOD	50	66	50	99%	Mixed-Use High	100 to 200	1 story/parking	0	Adjacent to the railway	Owner interest in redevelopment, TOD Zone, larger than .5 acre, 1 story, large parking lot
3520 S El Camino Real	042-121-040	O	1.81	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	63	35	70%	Mixed-Use Medium	40 to 99	1 story retail	0	Laurel Creek passes thru the site (creek setbacks)	One story building, larger than .5 acre

41 W Hillsdale Blvd	039-490-170	X	28.91	Regional/Community Commercial	C2-2/Q5	50	1199	41	83%	Mixed-Use Medium	40 to 99	Hillsdale Mall	Developer Discussion; Affordability by Formula Calculation	Laurel Creek passes thru the site (creek setbacks)	Owner interested in mixed use redevelopment. The parcel size excludes the 11 acre mall area as requested by the owner.
2950 S El Camino Real	039-353-010	X	3.7	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	184	50	99%	Mixed-Use High	100 to 200	2 story retail	Developer Discussion; Affordability by Formula Calculation	No constraints	Owner interested in redevelopment, vacant two-story building
No site address	039-353-020	X	0	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50				Mixed-Use High	100 to 200	Parking ramp and parking lot	Developer Discussion; Affordability by Formula Calculation	No constraints	Owner intersted in redevelopment, parking ramp and parking lot, larger than .5 acre
No site address	039-353-030	X	0	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50				Mixed-Use Medium	40 to 99	Hillsdale Parking Lot/Structure	Developer Discussion; Affordability by Formula Calculation	No constraints	Owner intersted in redevelopment, parking ramp and parking lot, larger than .5 acre
No site address	039-353-040	X	0	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50				Mixed-Use Medium	40 to 99	Hillsdale Parking Lot/Structure	Developer Discussion; Affordability by Formula Calculation	No constraints	Owner intersted in redevelopment, parking ramp and parking lot, larger than .5 acre
3590 S El Camino Real	042-121-080	X	0	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50				Mixed-Use Medium	40 to 99	1-2 story retail	0 Developer Discussion; Affordability by Formula Calculation	Laurel Creek passes thru the site (creek setbacks)	Ownership interest, one story building, larger than .5 acre
36th Ave/Colegrove St	042-121-060	X	0	Density Multi-Family	C3-1/R4	50				Mixed-Use Medium	40 to 99	Parking Lot	0 Developer Discussion; Affordability by Formula Calculation	Laurel Creek passes thru the site (creek setbacks)	Ownership interest, large parking lot, larger than .5 acre
S Delaware St at Landing Ave	040-031-230	0	1.17	Transit-Oriented Development	BMSP	50	67	57	115%	Mixed-Use Medium	40 to 99	vacant former race track	Entitlement Approved; Affordability by Inclusionary Ordinance	No constraints	PA20-053; SPAR approved MU-3
341 E Hillsdale Blvd	040-102-580	Y	3.05	Regional/Community Commercial	C2-0.5	50	230	75	151%	Residential Medium	40 to 99	Car wash	Pre-Application Completed with formal submittal anticipated 2023; Affordability by Inclusionary Ordinance	Needs consolidation, Adjacent to Highway 101, Clean up needed (car wash service)	PA20-046; Hillsdale Inn - proposed redevelopment to demolish existing uses (carwash, motel, and car rental) for a new 230-unit rental housing project.
477 E Hillsdale Blvd	040-102-620	Y	0	Regional/Community Commercial	C2-0.5	50				Residential Medium	40 to 99	Hillsdale Inn hotel	0	0	0
No site address	040-102-630	Y	0	Regional/Community Commercial	C2-0.5	50				Residential Medium	40 to 99	Hillsdale Inn hotel	0	0	0
2988 Campus Dr	041-521-010	Z	15.52	Executive Office	E1-1	35	290	19	53%	Residential Low 1	9 to 39	3 story Office	Under Construction; Affordability by Inclusionary Ordinance	Non-contiguous parcels, Sloped (slightly steep)	PA20-012; Peninsula Heights proposed redevelopment of existing offices to new multifamily residential (290 for sale units)
2800 Campus Dr	041-521-020	Z	0	Executive Office	E1-1	35				Residential Low 1	9 to 39	2 story Office	0	0	0
2655 Campus Dr	041-522-010	Z	0	Executive Office	E1-1	35				Residential Low 1	9 to 39	2 story Office	0	0	0
2755 Campus Dr	041-522-020	Z	0	Executive Office	E1-1	35				Residential Low 1	9 to 39	3 story Office	0	0	0
401 Concar Dr	035-200-998	0	2.82	Transit-Oriented Development	TOD	50	191	68	135%	Mixed-Use High	100 to 200	Hayward Park Train station parking lot	Entitlement Approved; Affordability by Inclusionary Ordinance	Adjacent to the railroad, adjacent to highway 92	PA21-033 Hayward Park Caltrain parking lot to be redeveloped as multifamily housing (191 apartment units)
19 N Kingston St	033-191-040	AA	1.02	High Density Multi-Family	R4	50	31	30	61%	Residential Medium	40 to 99	parking	0	High risk flood zone (AE), Adjacent to 101 FWY	Large parking lot, same ownership, larger than .5 acre consolidated, 1 story
25 N Kingston St	033-191-060	AA	0	High Density Multi-Family	R4	50				Residential Medium	40 to 99	1 story restaurant	0	0	0
3 N Kingston St	033-191-070	AA	0	High Density Multi-Family	R4	50				Mixed-Use Low	9 to 39	1 story retail	0	0	0
210 S San Mateo Dr	034-142-200	AB	0.69	Downtown Retail Core	CBD	50	34	49	99%	Mixed-Use High	100 to 200	Retail	0	No constraints found	Downtown, parking lot, two stories, old building
No site address	034-142-220	AB	0	Downtown Retail Core	CBD	50				Mixed-Use Medium	40 to 99	Parking lot	0	0	0
1495 S El Camino Real	034-302-140	0	0.68	Executive Office/ High Density Multi-Family	E2-1/R4	50	34	50	100%	Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail/office SF Police Credit Union	Pre-Application Completed but project is on hold; Affordability by Formula Calculation	No constraints found	Former PA17-030
1850 S Norfolk St	035-381-020	AC	6.65	Neighborhood Commercial/ High Density Multi-Family	C1-0.5/R4	50	332	50	100%	Mixed-Use Medium	40 to 99	Parkside Plaza shopping	0	Adjacent to highway 92, Clean-up needed (gas station)	General interst in redevelopment, old building, larger than .5 acre, large parking, half vacancy
1826 S Norfolk St	035-381-030	AC	0	Neighborhood Commercial/ High Density Multi-Family	C1-0.5/R4	50				Mixed-Use Medium	40 to 99	Parkside Plaza shopping	0	0	0
220 W 20th Ave	039-030-400	0	1.54	Executive Office/ High Density Multi-Family	E1-1/R4	50	54	35	70%	Residential Medium	40 to 99	Single story office-Andreini	0	No constraints found	Developer owned, approvals for commercial, never built. Built high density residential on adjacent parcel.

150 W 20th Aveor 1925 Elkhorn C	039-030-220	0	1.98	Executive Office/ High Density Multi-Family Regional/Community Commercial/ High	E1-1/R4	50	69	35	70%	Residential Medium	40 to 99	Single story office-Shriners	0	No constraints found	Owners have considered mixed use with residential.
2900 S El Camino Real	039-353-050	0	1.08	Density Multi-Family	C3-1/R4	50	54	50	100%	Mixed-Use High	100 to 200	One story commercial	0	No constraints found	One story building, larger than .5 acre, large parking lot
2850 S El Camino Real	039-353-060	0	0.64	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	18	28	56%	Mixed-Use Medium	40 to 99	1 story commercial	Pre-Application Completed but project is on hold; Affordability by Inclusionary Ordinance	No constraints found	Former PA19-021, proposed mixed-use commercial/residential project with 18 units
2838 S El Camino Real	039-353-070	0	1.18	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	59	50	100%	Mixed-Use High	100 to 200	2 story retail	0	No constraints found	Larger than .5 acre, one story, old building
4060 S El Camino Real	042-241-180	0	1.02	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	51	50	100%	Mixed-Use Low/Medium	9 to 39; 40 to 99	One story retail	0	No constraints found	Larger than .5 acre, one story, large parking lot
4107 Piccadilly Ln	042-242-060	AD	6.69	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	296	44	88%	Mixed-Use Medium	40 to 99	1 story retail	0	Non-contiguous parcels	Ownership interest in specific plan redevelopment
11 41st Ave	042-242-070	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Medium	40 to 99	1 story retail	0	0	0
40 42nd Ave	042-242-160	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Medium	40 to 99	1 story retail	0	0	0
49 42nd Ave	042-243-020	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Medium	40 to 99	Olympic Parking Lot parking section adjacent to CVS parking	0	0	0
42nd/El Camino Real	042-244-040	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Medium	40 to 99		0	0	0
4242 S El Camino Real	042-244-050	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Medium	40 to 99	CVS parking section adjacent to Round Table	0	0	0
43rd Ave	042-245-040	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	One story retail with 2 large retail spaces	0	0	0
61 43rd Ave	042-245-050	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99		0	0	0
55 43rd Ave	042-245-060	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail	0	0	0
53 43rd Ave	042-245-070	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail	0	0	0
45 43rd Ave	042-245-080	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail	0	0	0
37 43rd Ave	042-245-090	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail	0	0	0
25 43rd Ave	042-245-100	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	2 story retail	0	0	0
17 43rd Ave	042-245-110	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium	9 to 39; 40 to 99	2 story retail Existing 2-story commercial building. A mixed-use 10-units over commercial was approved on May 27, 2008.	0	0	0
4300 S El Camino Real	042-245-120	AD	0	Neighborhood Commercial/Medium-High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Medium	40 to 99		0	0	0

85 43rd Ave	042-245-130	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Mixed-Use Low/Medium		Mollie Stone/CVS Shopping Center	0	0	0
89 43rd Ave	042-263-010	AD	0	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50				Residential Medium	40 to 99	Olympic Village	0	0	0
4330 Olympic Ave	042-264-010	AD	1.05	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	49	47	93%	Residential Medium	40 to 99	Bel Mateo Bowl	0	Non-contiguous parcels	Ownership interest in specific plan redevelopment
4150 Piccadilly Ln	042-242-050	AD	1.08	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C1-1.5/R4	50	49	45	91%	Mixed-Use Medium	40 to 99	1 story retail	0	Non-contiguous parcels	Ownership interest in specific plan redevelopment
2028 S El Camino Real	039-060-430	0	0.38	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C3-1/R4	50	10	26	53%	Mixed-Use Medium	40 to 99	The Great Entertainer	0	Smaller than 0.5 acres	Large parking lot, underutilized, two story
1106 S El Camino Real	034-381-240	AE	0.64	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C2-1/R4	50	19	30	59%	Mixed-Use Medium	40 to 99	2 story retail office	0	0	Same owner, One/two story, very old buildings, larger than 0.5 acre combined
1110 S El Camino Real	034-381-250	AE	0	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C2-1/R4	50				Mixed-Use Medium	40 to 99	2 story retail office	0	Clean-Up needed (dry cleaners)	0
1114 S El Camino Real	034-381-260	AE	0	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C2-1/R4	50				Mixed-Use Medium	40 to 99	2 story retail office	0	0	0
1116 S El Camino Real	034-381-320	AE	0	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C2-1/R4	50				Mixed-Use Medium	40 to 99	2 story retail office	0	0	0
1200 S El Camino Real	034-382-150	AQ	0.52	Neighborhood Commercial/ High Density Multi-Family Regional/Community	C2-1/R4	50	16	31	62%	Mixed-Use Medium	40 to 99	Retail Commercial	0	0	Same owner, One/two story, very old buildings, 0.5 acre combined
1212 S El Camino Real	034-382-160	AQ	0	Neighborhood Commercial/ High Density Multi-Family	C2-1/R4	50				Mixed-Use Medium	40 to 99	Retail Commercial	0	0	0
901 S El Camino Real	034-275-220	0	0.57	Executive Office	E2-1	50	17	30	60%	Mixed-Use Medium	40 to 99	Medical office	0	0	Larger than .5 acre, one story, large parking lot
801 Woodside Way	032-122-240	0	0.31	Medium Density Multi-Family	R3	29	4	13	44%	Residential Medium	40 to 99	warehouse	0	Smaller than 0.5 acres, Adjacent to railway	Keep with 18.2 density, R-3 zoning, very underutilized, residential adjacency, near Caltrain
719 Woodside Way	032-122-250	0	0.2	Medium Density Multi-Family	R3	22	2	10	45%	Residential Low 2	9 to 39	warehouse	0	Smaller than 0.5 acres, Adjacent to railway	Keep with 18.2 density, R-3 zoning, very underutilized, residential adjacency, near Caltrain
717 Woodside Way	032-122-210	0	0.14	Medium Density Multi-Family	R3	22	2	14	65%	Residential Low 2	9 to 39	auto repair	0	Smaller than 0.5 acres, Adjacent to railway	Keep with 18.2 density, R-3 zoning, very underutilized, residential adjacency, near Caltrain
3600 S El Camino Real	042-123-420	0	0.5	Neighborhood Commercial/ High Density Multi-Family	C3-1/R4	50	14	28	56%	Mixed-Use Low/Medium	9 to 39; 40 to 99	FedEx	0	No constraints found	.5 acre, large parking lot, one story
1311 S El Camino Real	034-301-200	0	0.54	Executive Office/ High Density Multi-Family Regional/Community	E2-1/R4	50	16	30	59%	Mixed-Use Medium	40 to 99	Bright Horizon Preschool	0	No constraints found	Larger than .5 acre, Housing overlay, major thoroughfare
350 N San Mateo Dr	032-182-120	AF	0.63	Commercial	C2-1	35	19	30	86%	Mixed-Use Medium	40 to 99	vacant gas station	0	No constraints found	Former gas station (doesn't appear on Cortese Lists), larger than .5 acre combined, 1 story, old building
220 E Poplar Ave	032-182-130	AF	0	Commercial	C2-1	35				Mixed-Use Medium	40 to 99	1 story retail	0	Clean up needed (cleaners)	0
1 Baywood Ave	032-441-270	0	0.5	Executive Office/ High Density Multi-Family	E2-2/R5	50	12	24	48%	Office High	100 to 200	2 story medical	0	0	At least 0.5 acre, large parking lot, two stories, underutilized
406 1st Ave	034-157-140	0	0.38	Downtown Retail Core	CBD/S	50	10	26	53%	Mixed-Use High	100 to 200	1 story office	0	Smaller than 0.5 acres	Downtown, next to CALTrain station, 1 story, underutilized
600 S B St	034-194-140	AG	0.64	Neighborhood Commercial/ High Density Multi-Family	C1-3/R5	50	48	75	150%	Residential Medium	40 to 99	2-story retail/office	Application Submitted; Affordability by Inclusionary Ordinance	Adjacent to railroad, Smaller than 0.5 acres	PA21-036; Nazareth Vista proposed mixed-use commercial/residential project, State Density Bonus
616 S B St	034-194-030	AG	0	Neighborhood Commercial/ High Density Multi-Family	C1-3/R5	50				Residential Medium	40 to 99	1 story retail	0	No constraints found	0
93 Bovet Rd	039-011-450	AH	6.65	Neighborhood Commercial	C1-2	35	233	35	100%	Mixed-Use High	100 to 200	parking lot	0	Adjacent to highway 92	Same ownership as Bovet, parking lot, larger than .5 acre
71-77 Bovet Rd	039-011-460	AH	0	Neighborhood Commercial	C1-2	35				Mixed-Use High	100 to 200	1 story retail	0	Adjacent to highway 92	Ownership interest in redevelopment; Partial vacant, larger than .5 acre combined, large parking lot, 1, story



71-77 Bovet Rd	039-011-470	AH	0	Neighborhood Commercial	C1-2	35				Mixed-Use High	100 to 200	1 story retail	0	0	0
71-77 Bovet Rd	039-011-480	AH	0	Neighborhood Commercial	C1-2	35				Mixed-Use High	100 to 200	1 story retail	0	0	0
1750 S El Camino Real	039-011-500	AH	0	Neighborhood Commercial	C1-2	35				Mixed-Use High	100 to 200	1 story retail	0	0	0
71-77 Bovet Rd	039-011-510	AH	0	Neighborhood Commercial	C1-2	35				Mixed-Use High	100 to 200	parking	0	0	0
1650 Borel Pl	039-011-400	0	2.51	Executive Office Regional/Community Commercial/ High Density Multi-Family Regional/Community Commercial	E1-2	35	74	29	84%	Office Medium	40 to 99	2 story office	0	Adjacent to highway 92	Larger than .5 acre, two story, large parking lot, underutilized
3880 S El Camino Real	042-165-130	0	1.43	Density Multi-Family Regional/Community Commercial	C3-1/R4	50	57	40	80%	Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail Residence Inn 160	0	No constraints found	Larger than .5 acre, one story, large parking lot, underutilized
2000 Winward Way	035-610-030	0	4.27	Commercial	C2-0.62	50	160	37	75%	Mixed-Use High	100 to 200	hotel units	0	Adjacent to highway 92	Owner inquiries to convert to residential 120 studios/40
1900 S Norfolk St	035-391-090	0	8.18	Executive Office Regional/Community Commercial/ High Density Multi-Family	E1-0.5	35	245	30	86%	Mixed-Use Medium	40 to 99	2 story office class B	0	Adjacent to highway 92, Adjacent to Borel Creek	1-BR Owner interest in redevelopment, two story, old building, large parking
1801 S Grant St	035-243-050	0	1.17	Density Multi-Family	C3-1/R	50	35	30	60%	Mixed-Use Low/Medium	9 to 39; 40 to 99	1 story retail Video Only	0	Adjacent to highway 92	Larger than .5 acre, 1 story, old building, underutilized
2030 S Delaware St	035-320-270	0	1.03	TOD	TOD	50	51	50	99%	Mixed-Use Low/Medium	9 to 39; 40 to 99	plumbing supply warehouse	0	No constraints found	TOD Zone, larger than .5 acre, 1 story, old building, large parking lot
477 9th Ave	033-281-130	0	1.6	Executive Office	E2-2	50	120	75	150%	Mixed-Use Medium	40 to 99	1 story office	0	Application Submitted; Affordability by inclusionary ordinance	PA22-047; Mixed-Use Office/Residential Use, Density Bonus and SB330; Project site within 0.5 miles of Caltrain; Entitlement anticipated mid-2023
733 N San Mateo Dr	032-151-300	AI	1.14	Regional/Community Commercial	C3-2	50	34	30	60%	Residential Medium	40 to 99	Vacant commercial	0	No constraints found	Property owner interested in assisted living or townhome development
727 N San Mateo Dr	032-151-130	AI	0	Regional/Community Commercial	C3-2	50				Residential Medium	40 to 99	Vacant commercial	0	0	0
723 N San Mateo Dr	032-151-320	AI	0	Executive Office	E2-1.5	50				Residential Medium	40 to 99	Vacant commercial	0	0	0
1017 E 3rd Ave	033-134-100	AJ	0.64	Medium Density Multi-Family	R3	35	22	34	98%	Residential Low 2	9 to 39	Vacant	0	No constraints found	Half vacant, larger than .5 acre consolidated, two story, same ownership
1015 E 3rd Ave	033-134-110	AJ	0	Medium Density Multi-Family	R3	35				Residential Low 2	9 to 39	Vacant site	0	0	0
245 S Humboldt St	033-134-240	AJ	0	Medium Density Multi-Family	R3	35				Residential Low 2	9 to 39	4 unit - 2 story residential apts	0	0	0
480 S Ellsworth Ave	034-173-040	AK	0.11	Downtown Retail Core	CBD/R	50	2	18	36%	Mixed-Use High	100 to 200	Retail	0	0	Downtown, combined lot size larger than .5 acre, old building, 1 story
159 E 5th Ave	034-173-050	AK	0.09	Downtown Retail Core	CBD/R	50	1	11	22%	Mixed-Use High	100 to 200	retail	0	Needs consolidation, Clean up (dry cleaners)	Downtown, combined lot size larger than .5 acre, old building, 1 story
150 E 4th Ave	034-173-090	AK	0.12	Downtown Retail Core	CBD/R	50	2	17	33%	Mixed-Use High	100 to 200	Restaurant	0	Needs consolidation, Clean up (dry cleaners)	Downtown, combined lot size larger than .5 acre, old building, 1 story
155 E 5th Ave	034-173-130	AK	0.18	Downtown Retail Core	CBD/R	50	3	17	33%	Mixed-Use High	100 to 200	Retail	0	Needs consolidation, Clean up (dry cleaners)	Downtown, combined lot size larger than .5 acre, old building, 1 story
2635 Palm Pl	039-085-280	AL	1.72	Regional/Community Commercial	C3-2	50	86	50	100%	Mixed-Use High	100 to 200	Warehouse-greenhouse	0	0	Ownership interest in redevelopment, larger than .5 acre,
2645 S El Camino Real	039-085-290	AL	0.57	Regional/Community Commercial	C3-2	50	19	33	67%	Mixed-Use High	100 to 200	Retail-Ah Sam Florist	0	Adjacent to the railway	Ownership interest in redevelopment, larger than .5 acre
1670 S. Amphlett Blvd	035-241-240	AM	5.78	Executive Office	E2-1	50	289	50	100%	Mixed-Use High	100 to 200	Low Rise Office/Parking lot	0	Adjacent to highway 101, adjacent to Leslie creek	Ownership interest in redevelopment, larger than .5 acre, old building, 3 story building; GPU land use designation mixed use MED and High (50+ DUA)
1700 S. Amphlett Blvd	035-241-250	AM	4.07	Executive Office	E2-1	50	203	50	100%	Mixed-Use High	100 to 200	Low Rise Office/Parking lot	0	Adjacent to highway 101	Ownership interest in redevelopment, larger than .5 acre, old building, 3 story building; GPU land use designation mixed use MED and High (50+ DUA)
1720 S. Amphlett Blvd	035-241-260	AM	4.61	Executive Office Neighborhood Commercial/ High Density Multi-Family Neighborhood Commercial/ High Density Multi-Family	E2-1	50	230	50	100%	Mixed-Use High	100 to 200	Low Rise Office/Parking lot	0	Adjacent to highway 101	Ownership interest in redevelopment, larger than .5 acre, old building, 3 story building; GPU land use designation mixed use MED and High (50+ DUA)
4142 S El Camino Real	042-242-170	AN	0.3	Density Multi-Family Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	12	40	80%	Mixed-Use Medium	40 to 99	Vacant	0	Needs consolidation	City owned parcel, vacant, larger than .5 acre combined
4100 S El Camino Real	042-242-080	AN	0.42	Density Multi-Family	C1-1.5/R4	50	16	38	76%	Mixed-Use Medium	40 to 99	Retail Commercial	0	Needs consolidation	Large parking lot, one/two stories, adjacent to City owned parcel, larger than .5 acre combined, separate ownership

20 42nd Ave ADUS	042-242-180 N/A	AN N/A	0.21 N/A	Neighborhood Commercial/ High Density Multi-Family N/A	C1-1.5/R4 N/A	50 N/A	8 440	38	76%	Mixed-Use Medium N/A	40 to 99	Retail Commercial N/A	0 0		Needs consolidation 0	One-story building, 0
1620 S Delaware St	035-200-070	0	0.3	Transit Oriented Development	TOD	50	8	27	53%	Mixed-Use High	100 to 200	Car wash structure	0		Smaller than 0.5 acres Smaller than .5 acres, Clean up needed (car wash), Adjacent to leslie creek	TOD zoned, 0.4 miles from Caltrain
194 W 25th Ave	039-174-220	0	0.12	Neighborhood Commercial	C1-2	18	1	8	46%	Mixed-Use Medium	40 to 99	First Presbyterian	0			Ownership interest in redevelopment
500 E 4th Ave	034-186-080	AO	1.16	Downtown Retail Core	CBD/S	50	86	74	148%	Mixed-Use High	100 to 200	Taco Bell		Pre-Application completed with formal submittal anticipated 2023; Affordability by Inclusionary Ordinance	To be consolidated, Clean up needed (gas station)	PA22-071, Block 20 to propose new mixed-use building and consolidate parcels
411 S Claremont St	034-186-070	AO	0	Downtown Retail Core	CBD/S	50				Mixed-Use High	100 to 200	Single-family home	0		0	0
415 S Claremont St	034-186-060	AO	0	Downtown Retail Core	CBD/S	50				Mixed-Use High	100 to 200	Japanese american community center	0		0	0
521 E 5th Ave	034-186-090	AO	0	Downtown Retail Core	CBD/S	50				Mixed-Use High	100 to 200	Safari Kid	0		0	0
402 S Delaware St	034-186-110	AO	0	Downtown Retail Core	CBD/S	50				Mixed-Use High	100 to 200	Gas station	0		0	0
4 W Santa Inez Ave	032-075-010	AP	0.25	High Density Multi- Family	R4	44	10	40	91%	Residential Medium	40 to 99	Single family home	Entitlement Approved		No constraints found	PA15-104, building permits submitted
1 Engle Rd	032-075-100	AP	0	High Density Multi- Family	R4	44				Residential Medium	40 to 99	Single family home	0		0	0

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