

All Potential Housing Sites for 2023-2030 Draft Inventory Rezoning

Site #	Name	Density	Location	Total Acres	Buildable	Density Range		Min	
					Acres	(du/ac)	Capacity	Max Capacity	
1	Lester	Low	11033 Dublin Canyon Rd	128.50	14.80	2	2	31	31
2	Stoneridge Shopping Center (Mall)	High	1008 Stoneridge Mall Rd	64.82	18.00	30	60	540	1080
3	PUSD - Donlon	Low	4150 Dorman Rd		5.50	5	5	28	28
4	Owens (Motel 6 and Tommy T)	High	5102-5102 Hopyard Rd	2.36	2.36	30	30	71	71
5	Laborer Council	High	4780 Chabot Dr	1.39	1.36	30	30	41	41
6	Signature Center	High	4900-5000 Hopyard Rd	14.38	11.00	30	30	330	330
7	Hacienda Terrace	High	4309 Hacienda Dr	16.37	2.00	30	30	60	60
8	Muslim Community Center	Medium	5724 W Las Positas Blvd	5.00	5.00	15	25	75	125
9	Metro 580	High	4515-4575 Rosewood Dr	15.52	5.00	30	60	150	300
10	ValleyCare	High	3601 Andrews Dr	6.12	3.60	30	30	108	108
11	Old Santa Rita Area	High	3534-3956 Old Santa Rita Rd	21.17	21.17	30	60	635	1270
12	Pimlico Area (North side)	High	4003-4011 Pimlico Dr	2.12	2.12	30	30	64	64
13	Pimlico Area (South side)	Medium	4040 Pimlico Dr	1.99	1.99	15	25	30	50
14	St. Elizabeth Seton	Medium	4001 Stoneridge Dr	2.85	2.85	15	25	43	71
15	Rheem Drive Area (southwest side)	Low/Medium	2110-2182 Rheem Dr	9.77	9.77	8	14	78	137
16	Tri-Valley Inn	Medium	2025 Santa Rita Rd	2.47	2.47	15	25	37	62
17	Mission Plaza	High	1987-1991 Santa Rita Rd	2.22	2.22	30	30	67	67
18	Valley Plaza	High	1803-1811 Santa Rita Rd and 4301-	7.32	7.32	30	30	220	220
19	Black Avenue	Medium	4400 Black Ave	2.59	2.59	15	25	39	65
20	Boulder Court	High	3400 and 3500 Boulder St	9.45	9.45	30	30	284	284
21a	Kiewit	High	3300 Busch Rd	50.40	5.00	30	30	150	150
21b	Kiewit	Low/Medium	3300 Busch Rd	50.40	40.00	8	14	320	560
22	Merritt	Low	4131 Foothill Rd	45.59	45.59	2	2	91	91
23	Sunol Boulevard	High	5505-5675 Sunol Blvd	23.89	23.89	30	30	717	717
24	Sonoma Drive Area	Medium	5674-5791 Sunol Blvd and 5600	6.51	6.51	15	25	98	163
25	PUSD - District	Medium	4750 First St	10.17	10.17	15	25	153	254
26	St. Augustine	Low	3949 Bernal Ave	6.31	4.15	2	7	8	29
27	PUSD - Vineyard	Low	Vineyard Ave, btwn. Thiessen St and Manoir Ln	10.30	5.00	2	2	10	10
				519.98	270.88			4,478	6,438

Preliminary Capacity Assumptions

VL/L	M	AM	Total
		31	31
540			540
		28	28
71			71
41			41
330			330
60			60
		100	100
150			150
108			108
635		20	655
64			64
		40	40
		57	57
		108	108
		50	50
67			67
220		28	248
		52	52
284			284
150			150
		440	440
		91	91
717			717
		131	131
		204	204
		19	19
		10	10
3,437	0	1,409	4,846

Summary of Inventory Surplus or Shortfall

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
DRAFT RHNA	1,750	1,008	894	2,313	5,965
"Gap" Surplus or (Shortfall)	(1,284)		(312)	(1,547)	(3,143)
Initial Sites Inventory	3,437		0	1,409	4,846
Inventory Surplus or (Shortfall)	2,153		(312)	(138)	1,703

Recommended Housing Sites for 2023-2030 Draft Inventory Rezoning

Site #	Name	Density	Total Acres	Buildable Acres	Density Range	Min Capacity	Max Capacity
1	Lester	Low	128.50	14.80	2 2	31	31
2	Stoneridge Shopping Center (Mall)	High	64.82	18.00	30 60	540	1080
3	PUSD - Donlon	Low		5.50	5 5	28	28
4	Owens (Motel 6 and Tommy T)	High	2.36	2.36	30 30	71	71
5	Laborer Council	High	1.39	1.36	30 30	41	41
6	Signature Center	High	14.38	11.00	30 30	330	330
7	Hacienda Terrace	High	16.37	2.00	30 30	60	60
8	Muslim Community Center	Medium	5.00	5.00	15 25	75	125
9	Metro 580	High	15.52	5.00	30 60	150	300
10	ValleyCare	High	6.12	3.60	30 30	108	108
11	Old Santa Rita Area	High	21.17	21.17	30 60	635	1270
12	Pimlico Area (North side)	High	2.12	2.12	30 30	64	64
14	St. Elizabeth Seton	Medium	2.85	2.85	15 25	43	71
15	Rheem Drive Area (southwest side)	Low/Medium	9.77	9.77	8 14	78	137
16	Tri-Valley Inn	Medium	2.47	2.47	15 25	37	62
17	Mission Plaza	High	2.22	2.22	30 30	67	67
18	Valley Plaza	High	7.32	7.32	30 30	220	220
19	Black Avenue	Medium	2.59	2.59	15 25	39	65
21a	Kiewit	High	50.40	5.00	30 30	150	150
21b	Kiewit	Low/Medium	50.40	40.00	8 14	320	560
22	Merritt	Low	45.59	45.59	2 2	91	91
23	Sunol Boulevard	High	23.89	23.89	30 30	717	717
24	Sonoma Drive Area	Medium	6.51	6.51	15 25	98	163
25	PUSD - District	Medium	10.17	10.17	15 25	153	254
27	PUSD - Vineyard	Low	10.30	5.00	2 2	10	10
			502.23	255.29		4,156	6,075

Preliminary Capacity Assumptions

VL/L	M	AM	Total
		31	31
540			540
		28	28
71			71
41			41
330			330
60			60
		100	100
150			150
108			108
635		20	655
64			64
		57	57
		108	108
		50	50
67			67
220		28	248
		52	52
150			150
		440	440
		91	91
717			717
		131	131
		204	204
		10	10
3,153	0	1,350	4,503

Sites Not Recommended for Inclusion

Site #	Name	Density	Total Acres	Buildable Acres	Density Range	Min Capacity	Max Capacity
13	Pimlico Area (South side)	Medium	1.99	1.99	15 25	30	50
20	Boulder Court	High	9.45	9.45	30 30	284	284
26	St. Augustine	Low	6.31	4.15	2 7	8	29

VL/L	M	AM	Total
		40	40
284			284
		19	19
284	0	59	343