

Appendix B

Housing Sites Inventory

2015–2023 UPDATE

HOUSING SITES INVENTORY

Site #	APN	Name	Location	GP Des	Vacancy Status	Specific Plan Area	Zoning	Acres	Max Density (Units/Acre)	Max Capacity	Realistic Capacity	Site Constraints	RHNA Met			
													VL/L >80%	M 80<120%	AM >120%	Total
Permitted and Approved																
1	941-2778-012-00	Hacienda Site 1 (BRE)	SEC Owens Dr./Willow Rd.	Mixed Use/Business Park	Vacant - Entitled	None	PUD-MU	8.4	30	252	255	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements.	38	217		255
2	941-2778-011-00	Hacienda Site 2 (BRE)	NWC Gibraltar Dr./Hacienda	Mixed Use/Business Park	Vacant - Entitled	None	PUD-MU	8.2	30	246	251	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements.	38	213		251
3	4542-045-03	Auf der Maur	3150 Bernal (SEC Stanley Blvd./Bernal Ave.)	HDR	Vacant - Entitled	None	PUD-HDR	11.5	30	345	345	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements.	27	318		345
4	941-2780-019-01	The Residence at California Center (Carr America)	4550 Rosewood Dr.	Mixed Use/Business Park	Vacant - Entitled	None	PUD-MU	8.9	30	267	305	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements.	23	282		305
5	947-0008-003-00	Commons at Gateway (HDR)	1600 Valley Ave.	HDR	Vacant - Entitled	None	PUD-HDR	7	30	210	210	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements. Note: Only the HDR portion of the project is deed restricted.	17	193		210
6	947-0008-003-01	Commons at Gateway (MDR)	1600 Valley Ave.	HDR	Vacant - Entitled	None	PUD-MDR	19.7	8	157	97	Realistic unit capacity based on development agreement.			97	97
7	941-2762-006-00	Summerhill Apartments (CM Capital 1)	5850 W. Las Positas	Mixed Use/Business Park	Vacant - Entitled	None	PUD-MU	5.9	30	177	177	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements.	18	159		177
8	946-1691-011-00	Ponderosa Homes (Ivy Lane)	4204 Stanley	PUD-MDR	Vacant - Entitled	None	PUD-MDR	2.1	8	16	12	Realistic unit capacity based on approved City entitlements.			12	12

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9	941-2764-015-00	Anton Hacienda (Nearon)	5725 W. Las Positas	Mixed Use/Business Park	Vacant - Entitled	None	PUD-MU	5.6	30	168	168	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements.	35	133		168
10	094-0013-017-00	Kottinger Gardens	240 and 251 Kottinger and 4133 and 4138 Vineyard Avenue	HDR	50 Units - Entitled	None	PUD-HDR	3.47	30	192	185	Based on deed-restricted units in the Low Income Housing Agreement that was developed with the City and approved at the time of entitlements. Required lot consolidation to demolish Kottinger Place (50 homes) and Pleasanton Garden (40 homes) and construct 185 new senior units. The demolished units are included within the realistic capacity but excluded from the RHNA Total.	95			95
	HDR			40 Units - Entitled	None	PUD-HDR	1.95								0	
	HDR			Vacant non-habitable structure - Entitled	None	PUD-HDR	0.51									0
	HDR			Non-habitable structure - Entitled	None	PUD-HDR	0.5									0
11	946-1689-011-00	Molinaro/Donato	4189 and 4171 Old Stanley Blvd., including 3 adjacent unaddressed parcels to the north	HDR	Vacant - Entitled	DTSP	R-1-65	0.14	15	2	12	Non-vacant: 1 existing unit, 1.17 acre potential for development, required site consolidation. Multiple lots under current APNs will be merged into a single site.			12	12
	HDR			SFR - Entitled	DTSP	R-1-65	0.32	15					4			0
	HDR			Vacant - Entitled	None	R-1-6,500	0.26	15					3			0
	HDR			Vacant - Entitled	None	R-1-6,500	0.30	15					4			0
	HDR			Vacant - Entitled	None	R-1-6,500	0.15	15					2			0
15	946-4603-010-00	Berattlis Place ¹	7 Berattlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.42	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-011-00	Berattlis Place ¹	15 Berattlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.50	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-012-00	Berattlis Place ¹	23 Berattlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.59	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-013-00	Berattlis Place ¹	31 Berattlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.36	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-014-00	Berattlis Place ¹	39 Berattlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.35	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-015-00	Berattlis Place ¹	47 Berattlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.37	2	1	1	Realistic unit capacity based on development agreement.			1	1

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	946-4603-016-00	Beratlis Plac ¹ e	55 Beratlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.60	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-017-00	Beratlis Place ¹	63 Beratlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.51	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-018-00	Beratlis Place ¹	40 Beratlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.89	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-019-00	Beratlis Place ¹	19 Beratlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.64	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-020-00	Beratlis Place ¹	24 Beratlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.58	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-021-00	Beratlis Place ¹	16 Beratlis Place	LDR	Vacant - Entitled	None	PUD-LDR	0.54	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-009-00	Beratlis Place ¹	2999 Crestablanca Drive	LDR	Vacant - Entitled	None	PUD-LDR	0.49	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-008-00	Beratlis Place ¹	2708 Crellin Road	LDR	Vacant - Entitled	None	PUD-LDR	0.48	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4603-007-00	Beratlis Place ¹	2720 Crellin Road	LDR	Vacant - Entitled	None	PUD-LDR	0.49	2	1	1	Realistic unit capacity based on development agreement.			1	1
13	946-4614-019-00	Hatsushi ²	2798 Vineyard	LDR	Vacant - Entitled	VASP	PUD-LDR	7.27	2	14	9	Realistic unit capacity based on development agreement.			9	9
	946 -4614-014-00	Hatsushi ²	1 Hatsushi Terrace	LDR	Vacant - Entitled	VASP	PUD-LDR	1.46	2	2	1	Realistic unit capacity based on development agreement.			1	1
	946-4614-015-00	Hatsushi ²	5 Hatsushi Terrace	LDR	Vacant - Entitled	VASP	PUD-LDR	0.52	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4614-016-00	Hatsushi ²	9 Hatsushi Terrace	LDR	Vacant - Entitled	VASP	PUD-LDR	0.56	2	1	1	Realistic unit capacity based on development agreement.			1	1
	946-4614-017-00	Hatsushi ²	13 Hatsushi Terrace	LDR	Vacant - Entitled	VASP	PUD-LDR	0.48	2		1	Realistic unit capacity based on development agreement.			1	1
14	946-1350-015-08	Apperson Ridge	1944 Three Oaks Drive	MDR	Vacant - Entitled	VASP	PUD-LDR	8.00	8	64	10	Realistic unit capacity based on development agreement. Non-vacant: 1 existing unit, 8 acre potential for development, contains a parcel with three General Plan designations under one			10	10

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													VL/L >80%	M 80<120%	AM >120%	Total
												APN for total of 20 acres.				
15	946-4615-004-03	Austin Property	3459 Old Foothill Road	LDR	Vacant - Entitled	None	PUD-LDR	8.40	2	16	8	Realistic unit capacity based on development agreement. Non-vacant: 1 existing unit, 8.4 acre potential for development, contains a parcel with multiple General Plan designations under one APN for total of 30.4 acres.			8	8
16	946-4611-002-00	Oak Ridge Estates ³	1 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	1.402	2	2	1	Realistic unit capacity based on development agreement.			1	1
	946-4611-003-00	Oak Ridge Estates ³	2 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	1.561	2	3	1	Realistic unit capacity based on development agreement.			1	1
	946-4611-004-00	Oak Ridge Estates ³	3 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	1.964	2	3	1	Realistic unit capacity based on development agreement.			1	1
	946-4611-005-00	Oak Ridge Estates ³	4 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	3.963	2	7	1	Realistic unit capacity based on development agreement.			1	1
	946-4611-006-00	Oak Ridge Estates ³	5 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	3.345	2	6	1	Realistic unit capacity based on development agreement.			1	1
	946-4611-007-00	Oak Ridge Estates ³	6 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	3.295	2	6	1	Realistic unit capacity based on development agreement.			1	1
	946-4611-008-00	Oak Ridge Estates ³	7 Winding Oaks Drive	LDR	Vacant - Entitled	VASP	PUD-LDR	3.755	2	7	1	Realistic unit capacity based on development agreement.			1	1
Vacant and Underutilized Sites																
17	946-3479-001-00	Hoile (Altieri/Marshall)	1851 Rose Ave.	MDR	Underutilized	None	PUD-MDR	6.95	8	55	19	Non-vacant: 1 existing unit, 6.95 acre potential for development, contains a parcel with three General Plan designations under one APN for total of 9.09 acres.			19	19
18	094-0153-001-00	Auf de Maur / Maestas Property	418 Rose Ave.	HDR	Vacant	DTSP	RM-15	0.26	15	3	4	Vacant residential: access constraints.			4	4

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19	948-0004-006-03	Auf der Maur property	4534 Bernal Ave.	MDR	Vacant	None	PUD-MDR	10.25	8	82	51	Non-vacant: 2 existing units, 1.2 acre potential for development with slope and fault line setbacks.			51	51
20	941-2771-015-00	BART	5859 Owens Drive	Mixed Use/Business Park	Vacant	None	PUD-MU	6.96	30*	208	124	Previously rezoned vacant: parking lot, requires new sewer pump station and pipelines;	124			124
	941-2778-002-00	BART	3838 Owens Drive	Mixed Use/Business Park	Vacant	None	PUD-MU	7.97	30*	239	125	Previously rezoned vacant: parking lot, requires new sewer pump station and pipelines.	125			125
21	941-2762-011-01	CM Capital Property 2	5758 W. Las Positas	Mixed Use/Business Park	Underutilized	None	PUD-MU	6.69	30*	200	200	Previously rezoned non-vacant: office, requires new sewer pump station and pipelines.	200			200
22	941-2100-009-00	Fuller/Frades property	4134 Foothill (west side of Foothill Rd. in general)	RDR	Vacant	None	A/RDR	5.09	1	1	1	Vacant residential: 0.9 acre potential for development accounting for slope and fault line setback, water constraints, maximum of one unit permitted per site.			1	1
23	946-1146-047-00	Gonsalves property	2215 Martin Ave.	LDR	Underutilized	None	PUD-LDR	1.66	2	3	1	Non-vacant:1 existing unit, sewer constraints			1	1
24	941-2100-005-00	Gywy property Foothill	4100 Foothill (west side of Foothill Rd. in general)	RDR	Vacant	None	PUD-RDR/LDR/OS	6.67	0.2	1	1	Vacant residential: 0.3 acre potential for development, water constraints.			1	1
25	941-2761-003-00	Hacienda Site 3 (Roche)	4300 Hacienda	Mixed Use/Business Park	Vacant	None	PUD-MU	12.40	30*	372	372	Vacant nonresidential with residential allowed: sewer constraints.	372			372
26	941-1201-052-03	Kaiser	5600 Stoneridge Mall Road	Mixed Use/Business Park	Vacant	None	PUD-MU	6.10	30*	183	183	Previously rezoned vacant: parking lot, requires new pipelines.	183			183

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27	950-0004-002-06	Lin Property	1400 Hearst Dr.	LDR	Vacant	None	PUD-RDR	76.84	2	153	10	Vacant residential: contains a parcel with multiple General Plan designations under one APN for a total of 560.3 acres, including non-developable portions. Capacity assumes site with residential development capacity, very limited capacity due to water, sewer and utility constraints. Constraints associated with topography and sensitive environmental areas also reduce capacity.			10	10
28	948-0015-001-04	Lund Ranch II Property 1a	Lund Ranch Rd.	LDR	Underutilized	None	PUD-LDR	58.43	2	116	40	Non-vacant parcel: 1 existing unit, 36 acre potential for development when accounting for slope and fault line setback, contains parcel with multiple General Plan designations under one APN for a total of 195.07 acres, 50 total units on the property is the realistic capacity per the known seismic study.			40	40
	948-0015-001-04	Lund Ranch II Property 1b	Lund Ranch Rd.	RDR	Underutilized	None	PUD-LDR	123.00	0.2	24	10	Non-vacant parcel: 1 existing unit, 36 acre potential for development when accounting for slope and fault line setback, contains parcel with multiple General Plan designations under one APN for a total of 195.07 acres, 50 total units on the property is the realistic capacity per the known seismic study.			10	10
29	946-3930-050-01	McCarthy property	2768 Foothill Rd.	LDR	Underutilized	None	R-1-40	1.61	2	3	1	Non-vacant: 1 existing unit.			1	1
30	940-0128-041-00	Nolan & Dwyer Property	1027 Rose Ave.	MDR	Underutilized	None	PUD-MDR	1.50	8	12	3	Non-vacant: 1 existing unit, 10,000 sq. ft. lot minimum.			3	3
31	946-3930-004-02	Olesen Property	West of 2776 Foothill Rd.	LDR	Vacant	None	R-1-40,000	1.11	2	2	1	Vacant residential: 1 acre potential for development accounting for slope and fault line setback.			1	1

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32	946-1704-008-01	Remen Tract	3683 Vineyard Avenue	MDR	Underutilized	None	R-1-10	0.82	8	6	3	Non-vacant: 1 existing unit, may require demolition of existing structures, sewer constraints.			3	3	
33	946-1704-008-05	Remen Tract	3731 Vineyard Avenue	MDR	Underutilized	None	R-1-10	0.33	2	1	1	Non-vacant: 1 existing unit, sewer constraints.			1	1	
34	941-1201-057-02	Sheraton	5990 Stoneridge Mall Road	Mixed-Use	Underutilized	None	PUD-MU	3.30	30*	99	99	Previously rezoned non-vacant: hotel, requires new pipelines.	99			99	
35	946-1146-046-00	Singleton property	2207 Martin Ave.	LDR	Underutilized	SDSP	PUD-LDR	1.67	2	3	1	Non-vacant: 1 existing unit, sewer constraints.			1	1	
36	948-0015-002-01	Spotorno 1, MDR portion of site	1000 Minnie	MDR	Vacant	HVSP	PUD-MDR	13.25	8	106	30	Vacant residential: contains a parcel with two zonings under one APN for total of 42.4 acres, one of the zonings is a non-residential			30	30	
	948-0015-002-02	Spotorno 2, LDR portion of site	1000 Minnie	LDR	Underutilized	HVSP	PUD-LDR	2.94	2	5	5	Non-vacant: 1 existing unit.			5	5	
	949-0016-006-00	Spotorno 3a, Low Density portion of site	1000 Minnie	Low Density: 1 Dwelling	Vacant	HVSP	PUD-SRDR	23.07	1	1	1	Vacant residential: contains a parcel with multiple zonings under one APN for a total of 111.3 acres, with nonresidential-zonings.			1	1	
	949-0016-006-00	Spotorno 3b, MDR portion of site	1000 Minnie	MDR	Vacant	HVSP	PUD-MDR	0.60	8	4	4	Vacant residential: contains a parcel with multiple zonings under one APN for a total of 111.3 acres, with nonresidential-zonings.			4	4	
37	941-1201-094-03	Stoneridge Shopping Center	1008 Stoneridge Mall Road	Mixed Use	Underutilized	None	PUD-MU	74.60	40*	2,984	88	Previously rezoned non-vacant: shopping center, requires new pipelines; 10 acre potential for MF development.	88			88	
38	946-4574-004-00	Wiemken property	3747 Trenergy Dr.	LDR	Underutilized	SDSP	PUD-LDR	1.00	2	2	1	Non-vacant: 1 existing unit, sewer constraints.			1	1	
Totals																	
Totals								593.74						1,482	1,515	362	3,359
RHNA														1107	407	553	2,067
Surplus Units														375	1,108	(191)	1,292

¹ Beratlis Place: Vacant residential parcel with restricted capacity due to topography and hillside slope issues; 1 single parcel that was approved to be subdivided for 14 new single-family home lots, and is listed as separate entries since property has been subdivided but not developed.

² Hatsushi Terrace: Non-vacant: 1 existing unit, 10.28 acre potential for development, required site consolidation. A portion of the development has already processed a Parcel Map to create 4 of the 13 total lots.

³ Oak Ridge Estates: Vacant residential parcel with restricted capacity due to topography and hillside slope issues; 1 single parcel that was approved to be subdivided for 7 new single-family home lots, and is listed as separate entries since property has been subdivided but not developed.