

Continued. **Table B4-8: Priority Housing Sites in Residential Zones - Additional Site Details**

Site ID	APN	Location	Existing Use	Owner Interest	Current Lease	Age of Building/ Condition	Discussion
22	359 09 017	10105 S De Anza Blvd	Commercial Offices	Yes	n/a	1977, older building with no significant improvements	Site 22 is a one-acre parcel located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on Site 22 include a commercial building and parking lot. The current commercial building was constructed in 1977 and remains in fair condition. The site is located 0.5 miles from De Anza College and Apple's Infinite Loop Campus. There are several offices located within walking distance of the site. Neighboring uses include commercial uses, multi-family units, and De Anza Blvd. The owner has expressed an active interest in redeveloping this property. The site has excellent access to amenities and rapid bus service along Stevens Creek Blvd and other bus service along De Anza Blvd. The site would also be eligible for by-right residential development under AB 2011 (2022) prior to the completion of the rezoning. The improvement-land value ratio for this site is 0.42, so development is considered feasible.
23	316 20 088	[no address]	Vacant site with parking lot, north of Vallico site	Yes	n/a	n/a	Site 23 is a 5.16-acre parcel located in the Vallico Shopping District, which is predominantly commercial uses located south of Interstate 280 along Wolfe Road. The site is presently a vacant lot. The owner has expressed interest in transferring this property to Santa Clara County to allow the redevelopment of this site with affordable housing development, including teacher housing. Neighboring uses include single-family uses, Wolfe Road, and the Interstate 280 corridor. The site has excellent access to planned amenities, is adjacent to a significant pipeline project (Vallico/The Rise), and is in close proximity to rapid bus service along Stevens Creek Blvd and other bus service along Wolfe Road. While the site is not eligible for by-right residential development under AB 2011 (2022) due to proximity to freeway limitations of the law, the property owner interest for redevelopment is strong. The improvement-land value ratio for this site is 0 due to a lack of assessed improvement value, so development is considered feasible. The site is owned by Santa Clara County and in December 2023 released an Request For Offers (RFO) for an affordable housing development on the site. In January 2024, the County selected Eden Housing as the developer for the site, with the objective of having a fully-entitled project prior to the end of the 2024 calendar year. The County included the City in the RFO and developer selection process and Eden Housing has, as of February, begun having regular meetings with the City on its community outreach strategy and refining their plans to develop an all-affordable housing project with units affordable to lower and moderate-income households. Based on this the City has allocated the capacity on the site accordingly.
24	359 13 019	20865 McClellan Rd	Single Family Residential	Yes	n/a	1957, Aged borderline dilapidated	Site 24 is a 0.99-acre parcel located in the Jollyman Neighborhood, which is predominantly defined by single-family residential homes and located immediately south of the De Anza College campus and east of the Highway 85 corridor. Site 24, currently includes a single-family home built close to the McClellan Road right-of-way with a large rear yard. Neighboring uses include single-family housing. A developer has made contact with the City regarding the development of townhomes on this property since 2021, with continued interest for development in 2023. The site has good access to amenities within 0.25-0.5 miles of the site and has fair access to bus service at De Anza College. The improvement-land value ratio for this site is 0.02, so development is considered feasible.
25	356 06 001	10857 Linda Vista Dr	Single Family Residential	Yes	n/a	1947-1954, Aged Borderline Dilapidated	Sites 25 through 28 are contiguous parcels located in the Monta Vista North Neighborhood, which is predominantly defined by single-family residential homes and located immediately east of the foothills. The individual parcels range in size from 0.25 acres to 0.87 acres. Existing uses on the site include four occupied single-family homes built between 1947 and 1957. Neighboring uses include tennis courts, a golf course, and single-family homes. The current physical condition of these houses is borderline dilapidated. The four parcels are adjacent to each other and have common ownership, and there has been active developer interest in developing this area into townhomes. The existing cul-de-sac (Evelich Ct.) could also be incorporated into the development and the City could consider selling this right of way to the developer for development purposes to allow a cohesive and contiguous site planning. Property owners have attended almost all housing element meetings to ensure parcels are included on the sites inventory list. The improvement-land value ratio for these sites are 0.84 (Site 25), 1.01 (Site 26), 0.89 (Site 27), and 0.51 (Site 28), for a combined ratio of 0.80, so development is considered feasible.
26	356 06 002	10867 Linda Vista Dr	Single Family Residential	Yes	n/a	1947-1954, Aged Borderline Dilapidated	
27	356 06 003	10877 Linda Vista Dr	Single Family Residential	Yes	n/a	1947-1954, Aged Borderline Dilapidated	
28	356 06 004	10887 Linda Vista Dr	Single Family Residential	Yes	n/a	1947-1954, Aged Borderline Dilapidated	