

ATTACHMENT C

Summary of Sites Inventory Changes between Planning Commission/Housing Commission Review and City Council Consideration

Pipeline

- Site P8 (20865 McClellan) moved from Pipeline to Jollyman Site 6a. No development application submitted to City yet.
- 20860 McClellan replaces 20865 McClellan as P8 on Pipeline. Project going to hearings 8/13/2022 and Sept. CC.

Creston-Pharlap

- 1a and 1b (10033 and 10190 Hillcrest), both Tier 2 sites deleted. Larger single-family lots with limited redevelopment potential and slopes.

Garden Gate

- Site 3a (10193 Randy Lane), Tier 2 site, deleted from Inventory. Building permit plans for single-family residence with ADU submitted for site.

Jollyman

- 20865 McClellan moved from Pipeline and added as 6a, replacing 20860 McClellan.
- 20860 McClellan moved to pipeline (former 6a). See notes in “Pipeline” above.
- Site 6c (7450 McClellan) moved from Tier 2 to Tier 1. Site only 0.33 acres.

Monta Vista North

- Site 7a (four Linda Vista properties): minimum density increased from 20 du/acre to 30 du/acre based on the site’s west side location and desire to increase affordable housing in this part of the City.

Monta Vista South

- Sites 8a (20666 Cleo Ave) and 8d (21530 Rainbow Dr) are erroneously shown as Tier 2 sites on Recommended Inventory. Both should be classified as Tier 1, as they were at PC/HC meetings.
- Site 8c (21710 Regnart Rd), density increased from 5 to 15 du/acre due to the site’s west side location.

North Blaney

- Site 9b (19986 Olivewood, 10716 Rosewood, N Portal Avenue), the Pointe Apartments, deleted from Inventory as a Tier 2 site due to relocation of residents, if redeveloped with new housing.

South Blaney

- Site 11b (20455 Silverado – Chamber building) deleted from Inventory as Tier 2 site. Lot size only 0.23 acres.

- Site 11a (10787 and 10891 S Blaney; Tin Tin Market): density reduced from 30 du/acre to 20 du/acre.

Bubb Road

- Site 13a (21431 McClellan) density increased from 30 to 50 du/acre. Smaller 0.47-acre lot has close proximity to DeAnza and west side public schools.

Heart of the City-Crossroads

- Sites 15c through 15g added as Tier 2 sites to Inventory after PC/HC meetings for Council consideration. No owner interest submitted for sites 15c through 15g. These sites were not on the Inventory presented at PC-HC meetings on June 28 and July 5. PC had discussed former Fontana's Restaurant and Pizza Hut sites as potential housing locations but did not recommend them.

Heart of the City-East

- Site 18b (19550 Stevens Creek; gas station) moved from Tier 2 to Tier 1.
- PC/HC recommends all HOC-East sites have "split" densities where portions of properties near the Stevens Creek right-of-way are 50 du/acre and portions closer to existing single-family neighborhoods are 25 du/acre.

Monta Vista Village

- Sites 21a (21730 Olive Ave) and 21c (10141 Pasadena Ave) deleted from Inventory due to greater number of existing onsite units than was identified on the Inventory. Olive Ave has 5 units, not 3; Pasadena has 4, not 2. This limits the potential increase in housing units through redevelopment and increases resident displacement.

South De Anza Blvd

- Site 23d (Yamagami's Nursery, 1361 S De Anza) moved from Tier 2 to Tier 1 since owner interest letter was submitted.
- Site 23f (Summerwinds Nursery, 1491 S De Anza) moved from Tier 1 to Tier 2. Summerwinds owners have not submitted owner interest letter to be on Housing Inventory. Leaving Summerwinds as a Tier 2 site retains one of two existing nurseries in the City as an amenity to residents.
- Density of all S DeAnza sites increased from 30 to 50 du/acre, due to west side location.
- PC/HC recommended densities on S. De Anza sites have "split" densities where portions of the properties near De Anza right-of-way are 50 du/acre and portions closer to existing single-family neighborhoods be 30 du/acre.

North Vallco Park

- 10801 N Wolfe Road (Duke of Edinburgh) deleted from inclusion in Site 26a in order to retain the approved hotel development potential and potential Transient Occupancy Tax (TOT) revenue.