



Appendix B

Housing Appendices

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Appendix B-1

Housing Sites Inventory and Detailed Analysis

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Table AB1-1: Housing Sites Inventory

Site Identifier	Parcel Number	Acres	2010 General Plan Capacity			2009 Existing Zoning Capacity			Current Use	Lot Consolidation Opportunity
			General Plan Designation	Allowable Density	Realistic Capacity	2009 Existing Zoning	Zoning Allowable Density	Zoning Realistic Capacity		
Vacant Sites¹										
	053035310	0.11	HDR	40	4	R-4	min lot size	1	vacant	no
	053114360	0.13	HDR	40	4	R-4	min lot size	1	vacant	no
	053145230	0.27	MHDR	30	6	R-3	min lot size	3	vacant	no
	053145260	0.20	MHDR	30	5	R-4	min lot size	2	vacant, landlocked with Hetch Hetchy	no
	053245160	0.17	MHDR	30	4	R-4	min lot size	1	vacant, landlocked with culvert	no
	053361090	0.11	MHDR	30	3	R-4	min lot size	1	vacant	no
	053011190	0.18	MDR	20	3	R-2	min lot size	2	vacant	no
	055043340	0.15	MDR	20	2	R-2	min lot size	1	vacant	no
	059055100	0.18	MDR	20	3	R-2	min lot size	2	vacant, small sheds	no
	059055200	0.22	MDR	20	4	R-2	min lot size	2	vacant	no
	058212280	0.11	MDR	20	2	R-3	min lot size	1	vacant	no
	059113470	0.11	MDR	20	2	R-3	min lot size	1	vacant	no
	059113500	0.11	MDR	20	2	R-2	min lot size	1	vacant	no
	053034030	0.24	MDR	20	4	R-2	min lot size	3	vacant	no
	053266250	0.11	MDR	20	2	R-2	min lot size	1	vacant	no
	053013530	0.20	MDR	20	3	R-4	min lot size	2	vacant	no
	052271210	0.15	MU-C	60	7	CG	0	0	vacant	no
	053372060	0.09	MU-C	60	4	IR	0	0	vacant	no
	053182030	0.33	MU-C	60	16	CG	0	0	vacant	no
	052064110	0.14	MU-N	40	4	CG-R	40	6	vacant	no
	052064100	0.30	MU-N	40	10	CG-R	40	12	vacant	no
	053364100	0.32	MU-N	40	10	CN	0	0	vacant	no
	053311200	0.12	MU-N	40	4	CG-R	40	5	vacant, storage	no
	053302020	0.08	MU-N	40	3	CG-R	40	3	vacant	no
	053147040	0.17	MU-LW	20	3	CG	0	0	vacant	no
	053147050	0.08	MU-LW	20	1	IR	0	0	vacant	no
	053181090	0.19	MU-LW	20	3	IR	0	0	vacant	no

¹ Note: Density for R-2, R-3, R-4, R-5 vacant sites is based on minimum lot size. The minimum required site area is 5,000 square feet for a single-family dwelling, 7,500 square feet for a duplex, and 10,000 square feet for a triplex.

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Table AB1-1: Housing Sites Inventory

			2010 General Plan Capacity			2009 Existing Zoning Capacity				
Site Identifier	Parcel Number	Acres	General Plan Designation	Allowable Density	Realistic Capacity	2009 Existing Zoning	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolidation Opportunity
North Main Street and Peninsula Park Precise Plan Sites										
North Main Precise Plan	052383370	1.85	MU-C + PP	40	74	N. Main PP	44	81	A vacant lot, an aging 1-2 story building, one small restaurant, and a new medical office building. A substantial portion of the site is surface parking.	yes
	052383360	0.49	MU-C + PP	40	20	N. Main PP	44	22		
	052383350	0.80	MU-C + PP	40	32	N. Main PP	44	35		
	052383250	2.22	MU-C + PP	40	89	N. Main PP	74	164		
Peninsula Park Precise Plan ²	052531120	0.71	MU-WF + PP	40	300	Peninsula Park PP	Precise Plan	300	Open water (former marina), an abandoned perimeter road, surface parking, five office buildings, and a large vacant area.	yes
	052531100	7.17	MU-WF + PP	40		Peninsula Park PP				
	052531050	20.41	MU-WF + PP	40		Peninsula Park PP				
	052531020	3.21	MU-WF + PP	40		Peninsula Park PP				
	052531110	0.36	MU-WF + PP	40		Peninsula Park PP				
	052531030	2.19	MU-WF + PP	40		Peninsula Park PP				
	052531070	0.74	MU-WF + PP	40		Peninsula Park PP				
Downtown Projects Proposed (Precise Plan currently pending new environmental review)										
201 Marshall	052326100	0.67	MU-D	n/a	100	CA w/in 1500 ft station	40	27	1 story office building	no

² Note: Peninsula Park Precise Plan allows up to 792 units. This Housing Element conservatively estimates that a portion of the units (300) will be constructed during this planning cycle.

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Table AB1-1: Housing Sites Inventory

Site Identifier	Parcel Number	Acres	2010 General Plan Capacity			2009 Existing Zoning Capacity			Current Use	Lot Consolidation Opportunity
			General Plan Designation	Allowable Density	Realistic Capacity	2009 Existing Zoning	Zoning Allowable Density	Zoning Realistic Capacity		
439 Fuller	052334080	0.12	MU-D	n/a	80	CA w/in 1500 ft station	40	5	Vacant	yes
	052334070	0.11	MU-D	n/a		CA w/in 1500 ft station	40	4	Vacant	
	052334060	0.12	MU-D	n/a		CA w/in 1500 ft station	40	5	Vacant	
	052334140	0.08	MU-D	n/a		CA w/in 1500 ft station	40	3	Vacant	
612 Jefferson	052347080	0.11	MU-D	n/a	12	CB	40	4	Vacant	no
701 El Camino	052321240	0.15	MU-D	n/a	38	CB-R	40	6	Commercial store, 1 residential unit	yes
735 Brewster	052331080	0.11	MU-D	n/a	73	CA w/in 1500 ft station	40	4	vacant	yes
	052331020	0.18	MU-D	n/a		CA w/in 1500 ft station	40	7	1 story office building	
	052331130	0.23	MU-D	n/a		CA w/in 1500 ft station	40	9	1 residential unit	
757 El Camino	052321150	0.13	MU-D	n/a	21	CB-R	40	5	Commercial Store	no
Downtown Opportunity Sites (Precise Plan currently pending new environmental review)										
Downtown 1	053203070	1.06	MU-D	n/a	100	CA	0	0	1 story office building	no
Downtown 2	053234020	1.28	MU-D	n/a	100	CB	40	51	Grocery outlet	yes
	053234010	0.35	MU-D	n/a		CB	40	14	Grocery outlet surface parking lot	2 owners
Downtown 3	053131180	0.09	MU-D	n/a	100	CB-R	40	4	Restaurant	yes
	053131170	0.32	MU-D	n/a		CB-R	40	13	Store, 1 Story	2 owners
	053131160	0.36	MU-D	n/a		CB-R	40	14	Gym, 1 and ½ story	
Downtown 4	052354030	0.62	MU-D	n/a	200	CB-R	40	25	SamTrans surface parking lot	yes
	052352010	1.60	MU-D	n/a		CB-R	40	64	SamTrans surface parking lot	1 owner

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			2010 General Plan Capacity			2009 Existing Zoning Capacity				
Site Identifier	Parcel Number	Acres	General Plan Designation	Allowable Density	Realistic Capacity	2009 Existing Zoning	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolidation Opportunity
Downtown 5	053173060	0.24	MU-D	n/a	200	R-5	Min lot size is 10,000 for first 3 units and 1,000 for each additional unit.	100	storage, partially vacant lot	yes6 owners
	053173050	0.16	MU-D	n/a		R-5			storage, partially vacant lot	
	053173040	0.16	MU-D	n/a		R-5			storage, partially vacant lot	
	053173070	0.12	MU-D	n/a		R-5			storage, partially vacant lot	
	053173080	0.24	MU-D	n/a		R-5			1 story commercial building	
	053173010	0.04	MU-D	n/a		R-5			open space for residential	
	053173210	0.89	MU-D	n/a		R-5			storage, partially vacant lot	
	053173090	0.17	MU-D	n/a		R-5			2 residential units	
	053173110	0.09	MU-D	n/a		R-5			1 residential unit	
	053173100	0.17	MU-D	n/a		R-5			14 residential units	
	053173120	0.14	MU-D	n/a		R-5			Warehousing Storage	
	053173130	0.09	MU-D	n/a		R-5			Warehousing Storage	
	053173190	0.10	MU-D	n/a		R-5			surface parking lot	
053173160	0.26	MU-D	n/a	R-5	vacant					
Downtown 6	052346160	0.86	MU-D	n/a	400	CG	0	0	SMCE Credit union	yes3 owners
	052346010	0.12	MU-D	n/a		CA w/in 1500 ft station	40	5	Office Building 1 Story	
	052346100	0.11	MU-D	n/a		CA w/in 1500 ft station	40	4	Office Building 1 Story	
	052346180	0.12	MU-D	n/a		CA w/in 1500 ft station	40	5	Office Building 1 Story	
	052346090	0.11	MU-D	n/a		CA w/in 1500 ft station	40	4	Office Building 1 Story	
	052346170	0.78	MU-D	n/a		CA w/in 1500 ft station	40	31	SMCE Credit union	
	052346130	0.29	MU-D	n/a		CA	0	0	Office Building 1 Story	
Downtown 7	052372130	0.06	MU-D	n/a	60	CA	0	0	Vacant land/surface parking, Redwood Creek adjacent. Owned by Redwood City and RDA.	yes All parcels owned by City and RDA
	052372220	0.09	MU-D	n/a		CA	0	0		
	052372170	0.31	MU-D	n/a		CA	0	0		
	052372240	0.50	MU-D	n/a		CA	0	0		
	052372999	0.38	MU-D	n/a		CA	0	0		

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Site Identifier	Parcel Number	Acres	General Plan Designation	Allowable Density	Realistic Capacity	2009 Existing Zoning	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolidation Opportunity
Downtown 8	052364110	0.47	MU-D	n/a	200	CB-R	40	19	County building-law library	yes
	052364130	0.91	MU-D	n/a		CB-R	40	36	bank with surface parking	2 owners
Downtown 9	052368140	0.22	MU-D	n/a	200	CB-R	40	9	restaurant, office (1 story)	yes 5 owners
	052368030	0.13	MU-D	n/a		CB-R	40	5	1 story office - Service League	
	052368070	0.17	MU-D	n/a		CB-R	40	7	vacant building	
	052368120	0.63	MU-D	n/a		CB-R	40	25	bank surface parking lot	
	052368130	0.23	MU-D	n/a		CB-R	40	9	bank with surface parking	
Downtown 10	053231210	1.11	MU-D	n/a	200	CB-R	40	44	bank with surface parking	yes
	053231200	0.50	MU-D	n/a		CB-R	40	20	traffic circle owned by Redwood City	2 owners
Mixed Use Opportunity Areas										
Site A	059162090	2.48	MU-N	60	149	CG-R	40	99	bowling alley, surface parking	no
Site B	059163090	1.67	HDR	40	78	R-4-T	27	44	Aging motel (Days Inn)	yes
	059163090	0.29	MU-N	40		CG-R	40	12	Aging motel (Days Inn)	1 owner
Site C	059172070	0.18	MU-N	40	30	CG-R	40	7	vacant building	yes
	059172380	0.56	MU-N	40		CG-R	40	22	vacant building	1 owner
Site D	052065060	0.26	MU-N	40	10	CG-R	40	10	vacant office building	no
Site E	054012100	0.58	MU-C	60	730	IP	0	0	Strip commercial mall, including Big Lots, Denny's, Jack in the Box, Longs Drugs, Foods Co. Buildings are aging, extensive surface parking.	yes 5 owners
	054012050	0.43	MU-C	60		IR	0	0		
	054012130	0.70	MU-C	60		CG	0	0		
	054012140	0.13	MU-C	60		CG	0	0		
	054012150	0.91	MU-C	60		CG	0	0		
	054012160	0.16	MU-C	60		CG	0	0		
	054012170	0.96	MU-C	60		CG	0	0		
054012120	8.30	MU-C	60	CG	0	0				
Site F	054063180	5.71	HDR	40	228	IR	0	0	County Corp Yard (storage)	no
Site G	052434030	4.63	MU-C	60	278	CG	0	0	Aging Kmart Center, surface parking	no
Site H	052385030	4.71	MU-C	60	508	CG	0	0	Small retail, strip commercial. Aging buildings, surface parking.	yes 1 owner
	052385050	3.75	MU-C	60		CG	0	0		
Site I	054011060	9.57	MU-C	60	574	IR	0	0	Redwood City Corp Yard (storage)	no
Site J	052540050	10.3	MU-WF	40	412	CG-R	40		Pete's Harbor Marina (including liveboards), restaurant	yes 1 owner
	052540040	(land)	MU-WF	40		CG-R	40	412		

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Table AB1-1: Housing Sites Inventory

			2010 General Plan Capacity			2009 Existing Zoning Capacity				
Site Identifier	Parcel Number	Acres	General Plan Designation	Allowable Density	Realistic Capacity	2009 Existing Zoning	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolidation Opportunity
		only)								
Site K	052520160	2.01	MU-WF	40	450	CG	0	0	vacant movie theater	yes
	052520330	12.13	MU-WF	40		CG	0	0		1 owner
Site L	052284450	3.60	MU-C	60	185	CG	0	0	vacant car dealership	no
Total Capacity allowed by General Plan:					6,348	Total Zoning Capacity:			1,850	

Detailed Sites Analysis

To show the potential for infill development to meet the remaining RHNA of 1,453 units, a site by site analysis of the most suitable sites for residential development was conducted. This section provides detailed information on the sites identified in this Housing Element. In addition to credits from units built, proposed projects that are pending, and sites identified in the North Main Precise Plan and the Peninsula Park Precise Plan, ten opportunity sites were identified in the Downtown and ten sites were identified along the City's two major mixed use corridors El Camino Real and Woodside Road. Combined, these 20 sites can yield 4,972 new housing units.

General Plan goals and policies are tailored to foster a lively, pedestrian-oriented mixed-use Downtown and transit corridors. These sites were identified as being most suitable for recycling based on the existing conditions-to-capacity potential, expressed interest in redevelopment by property owners and/or developers, and condition and maintenance of the existing buildings and uses. The density of the identified sites facilitates the development of housing affordable to lower-income households.

Stakeholders representing all sites identified in this Housing Element (including both developers and/or property owners) have stated their interest in partial or full redevelopment of these properties with residential or mixed use development. Due to the sensitive nature of real estate and development, not all information may be revealed here regarding the level of redevelopment interest for some sites. However, in May 2009 HCD staff toured most of the sites with City staff during which time property owner and developer interest was discussed, including information about assembly and preliminary development proposals.

Downtown Sites

All of the Downtown Sites are located within the Downtown Precise Plan area. The Downtown Precise Plan, with anticipated completion of revised environmental documentation and adoption in 2010, provides for the expansion of housing choice in Redwood City by encouraging compact, transit-accessible, pedestrian-oriented housing and mixed-use development Downtown. In order to encourage innovation in development, the Plan does not include a parcel-specific maximum density requirement. This plan created extensive developer and property owner interest in redevelopment in Downtown Redwood City. A number of project proposals have been submitted, and are pending

the Plan’s environmental review and adoption. Assumed densities on the Sites identified here were calculated based on these actual development proposals.

Sites Downtown 1 – Downtown 10 are all located within the Redwood City Downtown core. All of these sites are located within one of the City’s Redevelopment Areas. Community Redevelopment law requires that 15 percent of all new housing units within redevelopment areas must be affordable to very low-, low-, or moderate-income households. Of these, 40 percent (6 percent of the total units) must be affordable for very low-income households. The 2004-2009 Redevelopment Project Implementation Plan describes this area, stating, “In general, properties in the area suffer from deterioration and disuse... [this Redevelopment Project Area] also has a prevalence of social and economic maladjustments that contributed to blight.” The Redevelopment Implementation Plan includes the following goals to alleviate blight in the Project Area:

- Expand and upgrade the community’s supply of housing, including opportunities for low- and moderate-income households.
- Replan, redesign, and develop undeveloped/vacant, underutilized and underdeveloped areas that are stagnant or improperly utilized.

Table AB1-2: Downtown Opportunity Sites

Area	General Plan / Zoning	Assumed Residential Density	Maximum Stories	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
Downtown 1	Downtown PP	94	8	1.06	1	0	100	Lower
Downtown 2	Downtown PP	49	5 to 8	1.63	2	0	100	Lower
Downtown 3	Downtown PP	130	8	0.77	3	0	100	Lower
Downtown 4	Downtown PP	72	8	2.22	2	0	200	Lower
Downtown 5	Downtown PP	56	8	2.87	14	21	200	Lower
Downtown 6	Downtown PP	167	10	2.39	7	0	400	Lower
Downtown 7 (Bradford Concept Plan)	Downtown PP	60	8	0.80	5	0	60	Lower
Downtown 8	Downtown PP	145	10	1.38	2	0	200	Lower
Downtown 9	Downtown PP	145	10	1.38	5	0	200	Lower
Downtown 10	Downtown PP	124	8	1.61	2	0	200	Lower
Total:				16.11			1,760	

Site Downtown 1, a single large parcel, is located at the intersection of Marshall Street and Walnut Street in Downtown Redwood City. Located near the Kaiser Permanente hospital campus, this property is occupied by one story buildings containing medical offices. Approximately half of the property is occupied by surface parking. Current structures on the property are approximately 45 years old. Given the location and low scale of the building and ample surface parking, this site is significantly underutilized. The City's analysis estimates a potential for at least 100 new residential units on this large parcel. The property owner has contacted City staff regarding potential redevelopment of the site, including the potential for new housing. Discussions with the property owner have included a possible reconfiguration of land area and Spring Street, to allow for an increase in development potential. The property owner is an experienced local developer that has been in ongoing contact with the City, and is a vocal advocate for the Downtown Precise Plan and housing downtown. The property owner would also likely be interested in working with owners of adjacent parcels to facilitate a cohesive mixed-use development.

Site Downtown 2 is located on Downtown's popular Broadway Street. This site is currently occupied by a discount grocery store and ample surface parking. The only structure on the site is approximately 60 years old and shows its age. More than half of the site is reserved for surface parking. Local developers have expressed interest and during a more robust economy one even submitted a conceptual plan for single-use residential development of the site, which is over 1.6 acres. The City's analysis estimates a potential for 100 new residential units on this site.

Site Downtown 3 is located on Broadway Street, in the heart of Downtown. This site is directly across Jefferson Avenue from the recently completed Downtown Retail Cinema Project. The Downtown Retail Cinema project was a catalyst project and part of Redwood City's strategy to make Downtown a good place to visit and to live; thereby encouraging residential development. The site provides opportunities for development of an estimated 100 new units. The existing uses include a fitness club and low intensity office and personal services establishments in buildings that are approximately 45 years old. The City has discussed redevelopment at this site with property owners, who are very interested in redevelopment potential associated with the Downtown Precise Plan. As the property owners are interested in redevelopment, existing uses pose little constraint for the prospect of new housing.

Site Downtown 4 is located adjacent to the Redwood City Caltrain Station. This site's location and size (2.2 acres) make it a prime

opportunity site for new residential development. There are no structures of significance on the site; it functions as a bus depot and park-and-ride lot. The property is owned by a transit district which has expressed interest in redeveloping the site as a transit-oriented development. The City's analysis estimates a potential for at least 200 new residential units on this site in addition to the provision of amenities and public parking facilities for a redesigned train station.

Site Downtown 5 encompasses 2.87 acres and is located less than one block away from the Redwood City Caltrain Station. This site is suitable for a transit-oriented mixed-use development. Existing uses include service yards for two contractors, a small 14-unit apartment building, and low intensity light industrial uses. Current structures on the properties are approximately 30 to 60 years old and in decent to poor condition. The largest property owner on this block has recently purchased a number of the parcels for assembling. The City's analysis estimates a potential for at least 200 new residential units on this site.

Site Downtown 6 is located at Middlefield Road and Bradford Street in Downtown Redwood City. The site is occupied by structures that are approximately 30 to 40 years old. Uses include a successful credit union and low-rise office uses. The site is 2.39 acres and the largest property owner on the block (the credit union) has acquired several adjacent parcels and is interested in future redevelopment. The site provides opportunities for development of an estimated 400 new units.

Site Downtown 7 is located on Bradford Street in Downtown Redwood City. The property is vacant and has been acquired by the Redwood City Redevelopment Agency. The City plans to build 60 units of affordable housing as well as a child care center on the site. Staff expects this project to be completed during the planning period.

Site Downtown 8 is located on Broadway in Downtown Redwood City. The primary uses include a Chase Bank and the San Mateo County Law Library. Due to the prime location adjacent to Courthouse Square and the underutilized nature of the site (substantial surface parking), there have been discussions with property owners in the past regarding redevelopment on this site. While the existing uses are operating, this site remains a viable development site due to the potential afforded by the Downtown Precise Plan. Property owners could choose to relocate existing uses, or a new development that combines existing uses with new residential development could be feasible. As such, the existing uses are not seen to have a substantial impact on potential residential development. The City's analysis estimates a potential for 200 new residential units on this site.

Site Downtown 9 is located on Broadway in the heart of Redwood City, next to Courthouse Square. Current structures were built in the 1960s and contain uses including a bank, the Service League, and a coffee shop. Assembly has occurred to parcels in this site, and developers have approached property owners regarding redevelopment. The site provides opportunities for development of an estimated 200 new units.

Site Downtown 10 is located on Broadway in Downtown. The site is currently occupied by a bank and extensive surface parking. There is also a street and a traffic circle that are owned by Redwood City included in this site which increase the overall area by almost fifty percent. The structure on the site is 35 years old and the majority of the site is devoted to surface parking. Local developers have approached the bank regarding redevelopment. The site provides opportunities for development of an estimated 200 new residential units.

Mixed Use Sites

In addition to the sites identified in Downtown, there are multiple opportunities for infill development in Redwood City in areas designated for Mixed Use by the New General Plan. Ten sites were identified as the most appropriate locations for new housing development (Table AB1-3). The potential for creation of residential units along major transit corridors is predicated on interest from developers, and will be encouraged by the success of recent projects such as Woodside Villas, Franklin Street Apartments, and Villa Montgomery. With revisions to the Built Environment Element in 2009 allowing increased densities of up to 60 units per acre along these corridors, the feasibility of projects is substantially increased.

Site A is a single large parcel (2.48 acres) and is located on one of the City’s major transit routes, El Camino Real. The property is currently occupied by a bowling alley; however the lease for the operator will soon expire. The property is for sale and actively being marketed for a new mixed use development. The site provides opportunities for development of an estimated 149 new residential units.

Site B is two parcels with a common owner, currently occupied by a motel. The motel is currently in operation; however there has been developer interest in this site and it is currently for sale. The site provides opportunities for development of an estimated 78 new residential units

Table AB1-3: Mixed Use Opportunity Sites

Area	General Plan	Maximum Residential Density	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
Site A	Mixed Use Corridor	60 du/ac	2.48	1	0	149	Lower
Site B	Mixed Use Neighborhood/ High Density Residential	40 du/ac	1.96	2	0	78	Lower
Site C	Mixed Use Neighborhood	40 du/ac	0.74	2	0	30	Lower
Site D	Mixed Use Neighborhood	40 du/ac	0.26	1	0	10	Lower
Site E	Mixed Use Corridor	60 du/ac	12.17	8	0	730	Lower
Site F	High Density Residential	40 du/ac	5.71	1	0	228	Lower
Site G	Mixed Use Corridor	60 du/ac	4.63	1	0	278	Lower
Site H	Mixed Use Corridor	60 du/ac	8.46	2	0	508	Lower
Site I	Mixed Use Corridor	60 du/ac	9.57	1	0	574	Lower
Site J	Mixed Use Neighborhood Waterfront	40 du/ac	10.3	2	*	412	Lower
Site K	Mixed Use Waterfront Neighborhood	40	14.14	2	0	450	Lower
Site L	Mixed Use Corridor	60	3.60	1	0	185	Lower
Total			77.61			3,632	

*There are a number of floating homes currently in existence at Site J (also known as Pete’s Harbor). The site includes the marina, but there is no assumption that these housing units would be lost as part of redevelopment. The retention of liveaboard slips in the marina is supported in any proposed redevelopment plan.

Site C is composed of two parcels with one common owner. The site is occupied by a vacant and apparently abandoned restaurant and an operating retail store. The owner has expressed interest in redeveloping the site, and had recently listed the property for sale. As the market improves, the site is expected to be put back on the market for sale. The site provides opportunities for development of an estimated 30 new residential units.

Site D is a vacant lot, occasionally used for seasonal uses such as pumpkin patches and Christmas tree sales. It is currently for sale. The site provides opportunities for development of an estimated 10 new residential units.

Site E is located on Woodside Road within one of the City’s Redevelopment Project Areas. It is currently occupied by a strip commercial mall, containing Big Lots, Denny’s, Jack in the Box, Longs Drugs, and Foods Co. The buildings were built in the 1960s and are

aging. There is extensive surface parking on this large site (more than 12 acres). There have been multiple inquiries about redeveloping this prime site near Redwood City's downtown, and assembly by the property owners has been discussed as recently as 2009. The site provides opportunities for development of an estimated 730 new residential units. This site is within the City's redevelopment area, so potential incentives include all those available to properties within Redevelopment Project Areas, including lot consolidation assistance, as well as potential financial assistance. The site is located across from the City's corporation yard, which is also included in this Housing Element as an opportunity site. Potential for a coordinated development between these two properties exists.

Site F is currently occupied by the San Mateo County corporation yard and is underutilized as it is used mostly for storage of vehicles and equipment. The buildings are over 50 years old. There is developer interest in the site, if the corporation yard could be relocated to another location. This site was recommended for inclusion in the Redwood City Housing Element by San Mateo County Housing Department staff. County officials have discussed potential relocation of the corporation yard, including suitable relocation sites in order to allow for joint use or repurposing the site. These discussions confirm that the concept of housing at this site is being considered by the current property owners, and is considered feasible during this planning period. The New General Plan provides for densities of up to 40 units per acre on this site. This site has an excellent location with access from Woodside Road and near Downtown Redwood City, and is located in a Redevelopment Project Area adjacent to an existing high density residential neighborhood. The site is nearly 6 acres in size and provides opportunities for development of an estimated 228 new residential units.

Site G is a large single parcel (4.63 acres) that is currently occupied by a Kmart center. The building is dated; the use is operational but has struggled as a commercial venue. The site provides opportunities for development of an estimated 278 new residential units.

Site H is two large parcels under common ownership, totaling nearly 8.5 acres. These parcels are both located on Redwood Creek, providing excellent potential for development due to the creekfront amenity. In addition, this site is located directly across the creek from the North Main Precise Plan catalyst project. There is developer interest in redevelopment of the properties in Site H, likely as a phased development. The property that fronts on Veterans Boulevard is currently occupied by a collection of smaller retail uses that have experienced a number of vacancies over time. Existing uses include

small restaurants and discount retailers. This property has extensive creek frontage and would likely redevelop first. The northern parcel is occupied by an aging commercial center, built in the 1960s. Current tenants include Toys R Us and Babies R Us, an appliance store and Big 5. Between these two properties is another parcel that is currently occupied by Kohl's. Because Kohl's was recently introduced to this space, it is unlikely that this parcel will develop during the Housing Element planning period and was therefore omitted from this site. The site provides opportunities for development of an estimated 508 new residential units.

Site I is owned by Redwood City and functions as the City's corporation yard for storage of vehicles and equipment on 9.57 acres. The structures on the property were constructed approximately 40 years ago. The City has purchased a site appropriate for relocation of the corporation yard, and is interested in redeveloping the site with mixed and residential uses. The site is located within a Redevelopment Project Area and provides opportunities for development of an estimated 574 new residential units.

Site J is a large site (over 10 acres) that is currently under common ownership. This site is currently occupied by a restaurant, recreational vehicle storage, and boat related industries, with structures constructed before 1950. Located with access to the water, this site is a prime location for new residential development in coordination with a new Mixed Use Waterfront development. There is owner/developer interest in this site. The owner has been in discussions with developers regarding redevelopment. The site provides opportunities for development of an estimated 412 new residential units.

Site K is located northeast of U.S. 101 on two parcels owned by the same party. A conceptual plan for this property was submitted to the City in March 2009. The plan proposes to build 492 units of housing as well as commercial uses on the site, which is currently occupied by a vacant movie theater. Due to site constraints, including BCDC setback requirements, areas devoted to commercial uses, and the need for a pedestrian oriented mixed-use waterfront development, it is anticipated that the project will include between 400 and 450 housing units.

Site L is located on Veterans Boulevard, near the City's northwest gateway. The site was previously occupied by a Dodge dealership but is now vacant. A number of developers, including affordable housing developers, have expressed interest in developing housing on this site. The site provides opportunities for development of an estimated 185

A P P E N D I X B

new residential units. This estimate is approximately 15 percent less than the maximum allowed number of units on the site, as a new right of way is proposed on this parcel to connect the property to the services and transit available in Downtown Redwood City.

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Appendix B-2

Neighborhood Summary

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Neighborhood Summary

Redwood City became the first incorporated city in San Mateo County in 1868. The City grew slowly in population and amenities, until the 1940s through 1970, when the population increased dramatically. As the town grew and expanded, unique neighborhoods were created, ultimately resulting in a diversified, rounded community with a sense of place and identity.

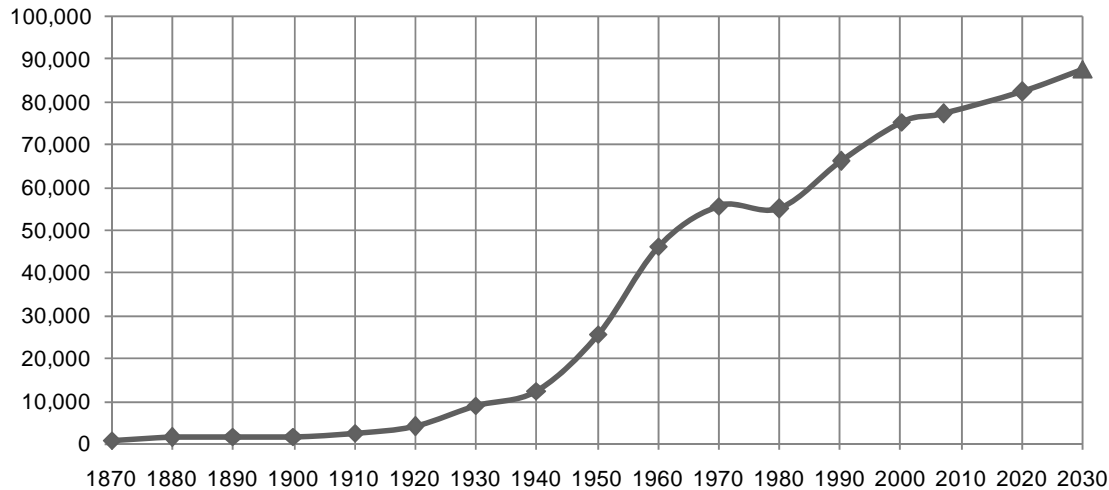
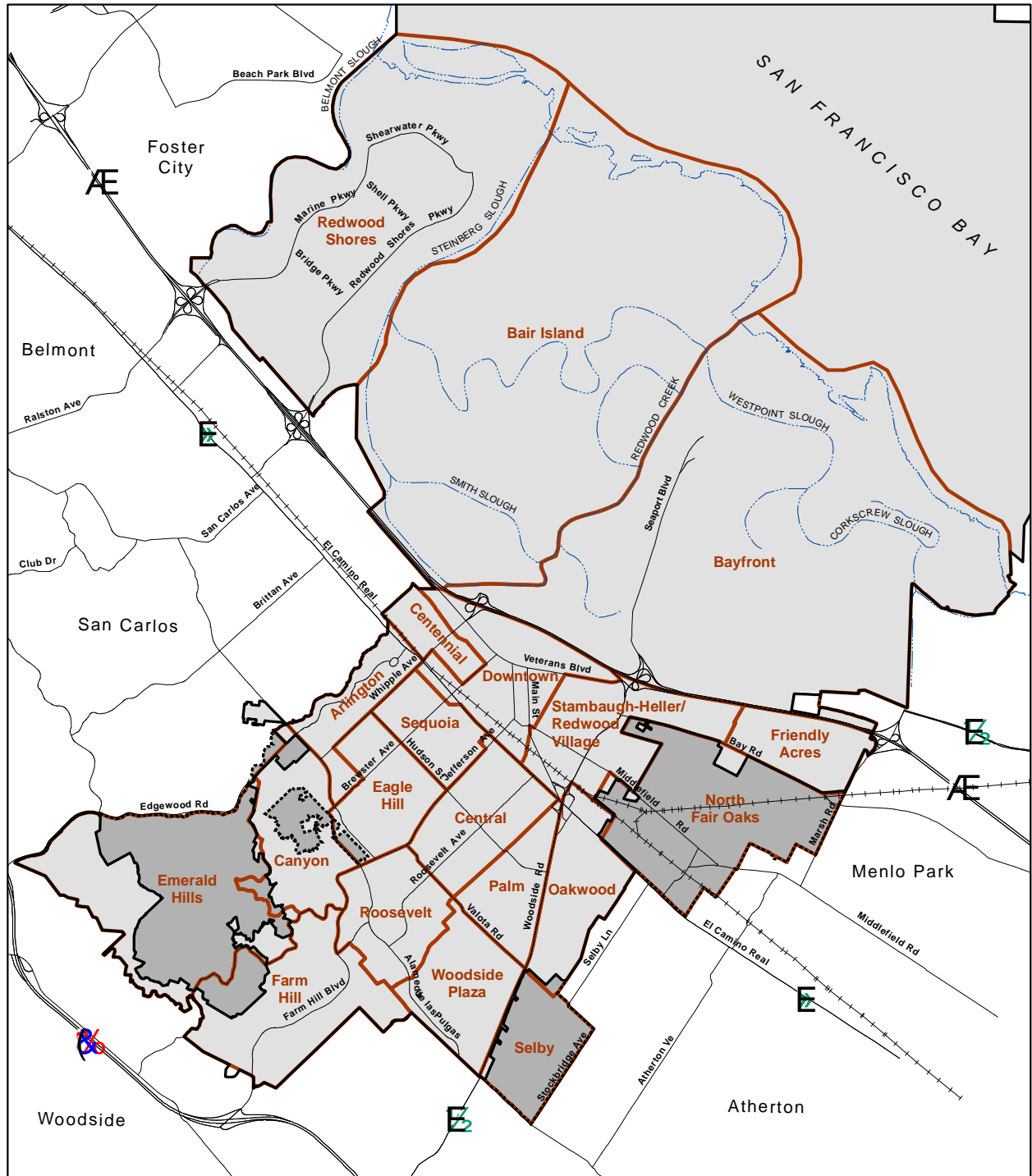


Figure AB2-1: Redwood City Population Trends

Source: California Department of Finance Historical Census Populations of Places, Towns, and Cities in California, 1850-2000.

Redwood City is a diverse community, with many unique neighborhoods. This Appendix outlines demographic information for each neighborhood in Redwood City, revealing different characteristics and needs by neighborhood. For the purposes of this Appendix, the City has been divided into 20 neighborhoods, listed below. Figure H-B2 shows the locations and boundaries for these 20 neighborhoods:

- Arlington
- Bair Island
- Bayfront
- Canyon
- Centennial
- Central
- Downtown
- Eagle Hill
- Emerald Hills
- Farm Hill
- Friendly Acres
- North Fair Oaks
- Oakwood
- Palm
- Redwood Shores
- Roosevelt
- Selby
- Sequoia
- Stambaugh-Heller/Redwood Village
- Woodside Plaza



Legend

- City Boundary
- Sphere of Influence
- Neighborhood Boundary
- Freeway/Highway
- Major Road
- Railroad
- Waterways

Figure AB2-2: Neighborhood Areas

These neighborhoods were defined based on neighborhood characteristics, as well as the location of census block groups for the purposes of analysis. Prior to the 1980 U.S. Census, Redwood City contracted with the U.S. Bureau of the Census to present planning-sensitive population data on a neighborhood basis. The neighborhoods identified in this report closely correlate to those identified for the 1980 Census, and listed in the 1990 General Plan.

Due to the census block group boundaries, some neighborhoods are slightly underrepresented or overrepresented. Specifically, the Arlington neighborhood is slightly underrepresented, as one block group was not included as it would result in a major overrepresentation for this neighborhood. The Selby neighborhood is slightly overrepresented, as the block groups that make up the Selby neighborhood include some are that is outside of the City’s Sphere of Influence. While we recognize Stambaugh-Heller and Redwood Village as two separate neighborhoods, the census block groups for this area do not allow for unique analysis. As such, these neighborhoods are combined to demonstrate demographic characteristics. Bair Island represents areas preserved for natural resources and open space; no residents live within this neighborhood. As such, it is excluded from the comparison tables and charts. A brief overview of each neighborhood is provided at the end of this report.

Population

The total population in Redwood City, including its Sphere of Influence, increased by 13 percent between 1990 and 2000, from 87,803 in 1990 to 99,361 in 2000.

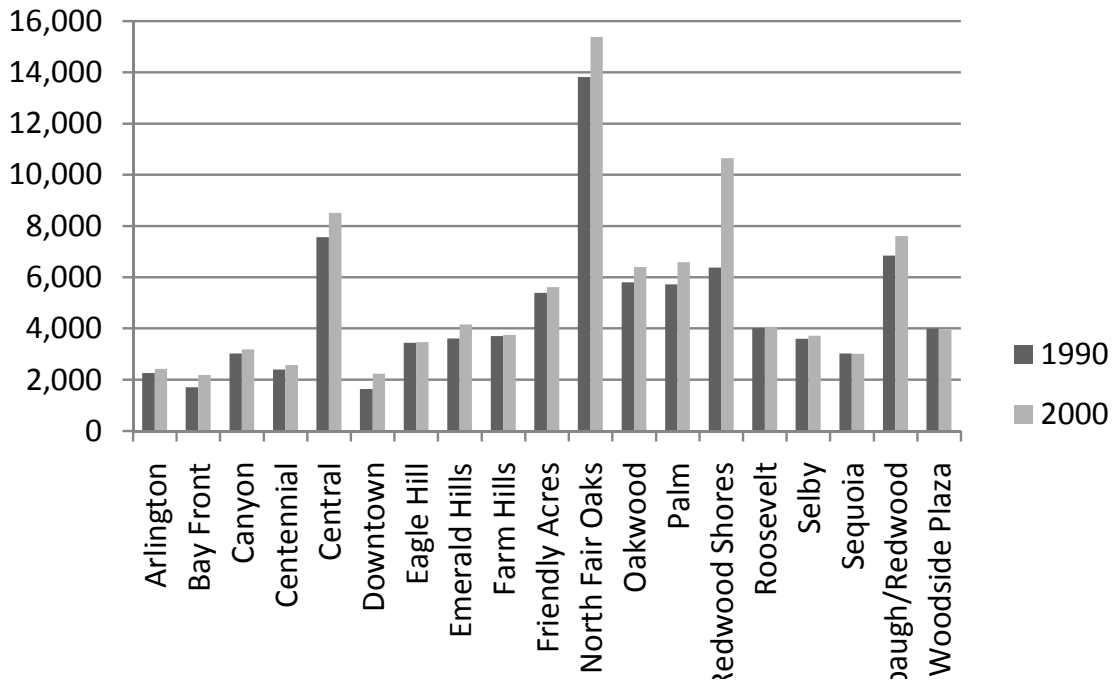


Figure AB2-3: Neighborhood Population Trends

Source: U.S. Census 1990 and 2000

On a neighborhood basis, the largest percent increase was experienced in Redwood Shores, reflective of the planned development of residential, retail, office, and hotel uses that took place there. This increase also led Redwood Shores to be the second most populous neighborhood in the City, behind North Fair Oaks. These two neighborhoods also encompass the largest land area, with the exception of Emerald Hills, which includes extensive open space at Edgewood Park.

Housing Units

Closely related to population, the number of housing units in the City and Sphere of Influence increased between 1990 and 2000 by seven percent. While the total number of housing units increased, there were a number of neighborhoods, namely Centennial, Friendly Acres, Roosevelt, and Stambaugh-Heller/Redwood Village, where the Census reported a decrease in units. This is likely due to slightly different boundaries in the 1990 and 2000 Census block groups. Increases in housing units were especially noticeable in the Redwood Shores, Downtown, and Bayfront neighborhoods.

Table AB2-1: Housing Units by Neighborhood

Neighborhood	1990 Housing Units	2000 Housing Units	Percent Change
Arlington	1,017	1,023	1%
Bayfront	936	1,158	24%
Canyon	1,125	1,158	3%
Centennial	935	925	-1%
Central	3,095	3,103	0%
Downtown	471	588	25%
Eagle Hill	1,376	1,390	1%
Emerald Hills	1,364	1,567	15%
Farm Hill	1,423	1,474	4%
Friendly Acres	1,646	1,595	-3%
North Fair Oaks	3,928	4,043	3%
Oakwood	2,572	2,576	0%
Palm	2,565	2,595	1%
Redwood Shores	3,246	4,881	50%
Roosevelt	1,598	1,573	-2%
Selby	1,454	1,479	2%
Sequoia	1,424	1,481	4%
Stambaugh-Heller/Redwood Village	2,172	2,153	-1%
Woodside Plaza	1,532	1,538	0%
City & Sphere Total	33,879	36,300	7%

Source: U.S. Census 1990 and 2000

In Redwood Shores, the planned development that was completed in the 1990s resulted in a large increase and the full build-out of that area. The Downtown neighborhood, as of 2000, had substantially less housing than any other neighborhood. However, increases in the percentage of housing units were large, mostly due to the construction of City Center Plaza, a 74 unit affordable housing mixed-use

development located next to City Hall. As the opportunities provided in the Downtown Precise Plan are realized, the Downtown is expected to grow considerably in housing units. The Bayfront neighborhood also experienced a large percentage increase, due to two new developments on Bair Island Road built in the 1990s.

Housing Unit Age

Consistent with the growth in population post-World War II, Redwood City also experienced extensive housing development. The peak of construction activity occurred between 1945 and 1965.

Table AB2-2: Age of Housing Units by Neighborhood

Neighborhoods	Built Before 1939	Built 1940-1959	Built 1960-1979	Built 1980-2000	Median Year Built
Arlington	26%	36%	29%	8%	1955
Bayfront	0%	4%	39%	57%	1983
Canyon	16%	41%	25%	17%	1957
Centennial	13%	53%	24%	10%	1955
Central	16%	40%	36%	8%	1957
Downtown	5%	12%	40%	42%	1976
Eagle Hill	34%	51%	12%	4%	1945
Emerald Hills	14%	26%	25%	35%	1967
Farm Hill	2%	43%	39%	16%	1963
Friendly Acres	8%	49%	36%	8%	1958
North Fair Oaks	10%	43%	30%	16%	1958
Oakwood	6%	31%	35%	28%	1969
Palm	4%	28%	55%	12%	1965
Redwood Shores	0%	0%	22%	78%	1988
Roosevelt	2%	80%	14%	3%	1953
Selby	10%	49%	27%	14%	1959
Sequoia	42%	26%	27%	5%	1947
Stambaugh-Heller/Redwood Village	10%	34%	47%	9%	1962
Woodside Plaza	3%	75%	15%	7%	1957
City & Sphere Total	10%	35%	31%	24%	1964

Source: U.S. Census 2000

Note: New housing constructed since 2000 is not included in this analysis, as the data is drawn from U.S. Census 2000.

Neighborhoods most reflective of this construction period include Roosevelt, Woodside Plaza, Centennial, Eagle Hill, Selby, and Friendly Acres. Only approximately 10 percent of housing in the City and Sphere was constructed before the war. The neighborhoods with the largest percentage of pre-war housing are Sequoia, Eagle Hill, and Arlington.

Two neighborhoods stand out with a majority of units built since 1980: Redwood Shores and Bayfront. Housing development in Redwood Shores commenced just prior to the 1970s, with a median year built

of 1988. New housing in the Bayfront neighborhood includes townhomes, apartments, and some mobile homes in the mobile trailer parks along U.S. Route 101.

Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder.

Table AB2-3: Tenure by Neighborhood

Neighborhood	1990			2000		
	Renter Occupied	Owner Occupied	Vacant	Renter Occupied	Owner Occupied	Vacant
Arlington	36%	62%	2%	37%	61%	2%
Bayfront	9%	82%	9%	15%	69%	16%
Canyon	15%	82%	3%	15%	84%	1%
Centennial	61%	36%	3%	57%	42%	2%
Central	68%	28%	4%	69%	29%	2%
Downtown	91%	6%	3%	90%	6%	4%
Eagle Hill	14%	84%	2%	15%	83%	2%
Emerald Hills	9%	87%	4%	8%	90%	2%
Farm Hill	11%	87%	2%	12%	87%	2%
Friendly Acres	59%	38%	3%	54%	43%	3%
North Fair Oaks	50%	47%	3%	48%	51%	1%
Oakwood	54%	38%	8%	57%	41%	2%
Palm	77%	20%	3%	77%	21%	2%
Redwood Shores	25%	61%	14%	24%	71%	5%
Roosevelt	25%	73%	2%	23%	75%	2%
Selby	26%	71%	3%	26%	73%	2%
Sequoia	68%	28%	4%	70%	27%	3%
Stambaugh-Heller/Redwood Village	78%	17%	5%	79%	19%	1%
Woodside Plaza	17%	81%	2%	19%	80%	1%
City & Sphere Total	44%	51%	5%	43%	54%	3%

Source: U.S. Census 1990 and 2000

In its early years, Redwood City was overwhelmingly an owner-occupied City. By 1980, the balance had shifted, so that more housing units were rented than owned by their occupants. By 1990, owners once again were the majority, by a slight margin. Since 1990, the percentage of owners in Redwood City and the Sphere of Influence has increased from 51 percent to 54 percent. The overall vacancy rate also decreased, from 5 percent to 3 percent in 2000.

Tenure varies greatly by neighborhood, however. Downtown is predominantly rentals (90 percent), while Emerald Hills is almost entirely owner-occupied (90 percent). Other neighborhoods with very high owner-occupancy are Farm Hill, Canyon, Eagle Hill, Woodside Plaza, Roosevelt, Selby, and Redwood

Shores. Stambaugh-Heller/Redwood Village, Palm, Sequoia, and Central have high rates of rental-occupied units.

Household Size

Comparing the population in a neighborhood with the number of housing units yields information about the number of people in a household, or household size. For instance, household size is larger, on average, in areas where there are many families with children, compared to those where the elderly population is large.

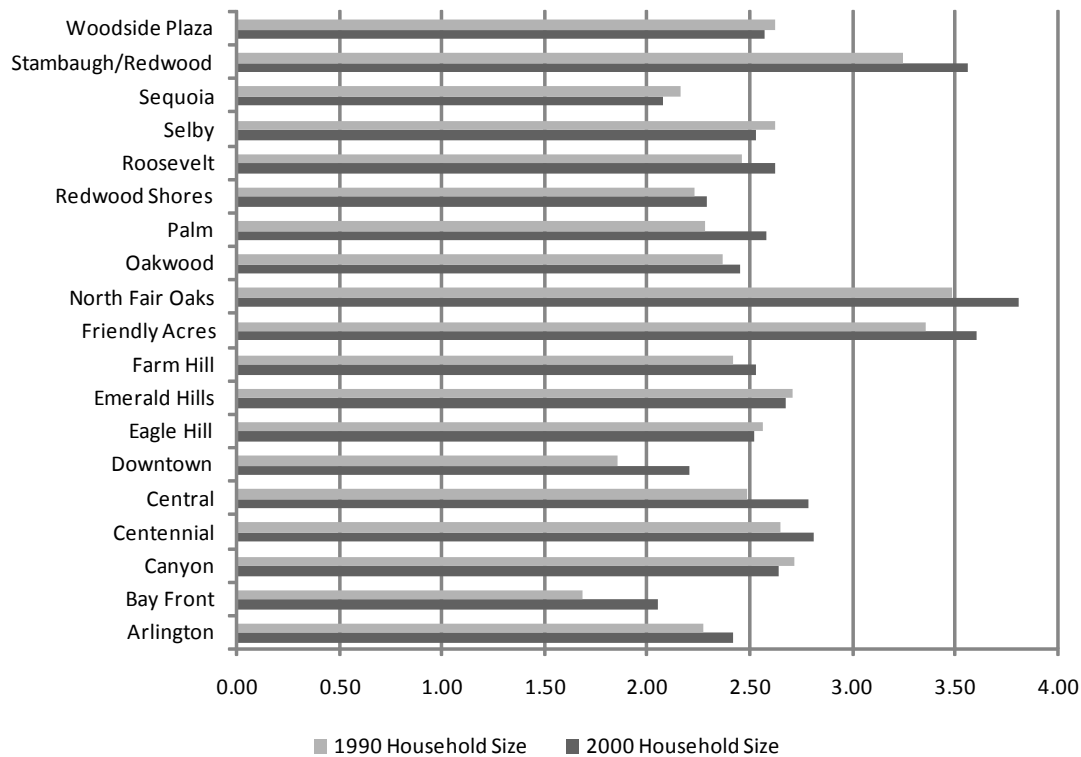


Figure AB2-4: Neighborhood Household Size

Source: U.S. Census 1990 and 2000

The average household size in Redwood City and its Sphere of Influence was 2.75 in 2000, an increase from 2.69 in 1990. The largest household sizes are found in the North Fair Oaks, Friendly Acres, and Stambaugh-Heller/ Redwood Village neighborhoods. Each of these neighborhoods experienced a substantial increase in average household size since 1990. The smallest household sizes were found in the Bayfront neighborhood, reflective of many mobile homes in the area, and in Downtown, reflective of smaller apartments located here.

Rates of Overcrowding

An overcrowded household is defined by the Census as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room.

Table AB2-4: Overcrowding by Neighborhood

Neighborhoods	1990			2000		
	Owner Over-crowded	Renter Over-crowded	Total Over-crowded	Owner Over-crowded	Renter Over-crowded	Total Over-crowded
Arlington	0%	2%	1%	2%	6%	4%
Bayfront	8%	5%	8%	13%	26%	15%
Canyon	2%	6%	3%	2%	16%	4%
Centennial	4%	18%	13%	8%	28%	20%
Central	5%	22%	17%	6%	24%	19%
Downtown	17%	19%	20%	19%	26%	26%
Eagle Hill	1%	7%	2%	1%	0%	1%
Emerald Hills	0%	0%	0%	0%	4%	0%
Farm Hill	0%	0%	0%	1%	3%	1%
Friendly Acres	10%	36%	26%	25%	44%	36%
North Fair Oaks	15%	49%	32%	22%	54%	37%
Oakwood	6%	13%	10%	8%	19%	14%
Palm	3%	10%	8%	2%	22%	17%
Redwood Shores	1%	4%	2%	2%	6%	3%
Roosevelt	0%	10%	3%	1%	14%	4%
Selby	3%	5%	4%	1%	24%	7%
Sequoia	2%	9%	7%	8%	12%	11%
Stambaugh-Heller/Redwood Village	33%	35%	34%	32%	54%	50%
Woodside Plaza	3%	11%	4%	3%	9%	4%
City & Sphere Total	5%	21%	12%	6%	28%	16%

Source: U.S. Census 1990 and 2000

Overcrowding tends to result in increased traffic, accelerated deterioration of homes and infrastructure, and crowded on-street parking conditions. Overcrowding often occurs when the relatively high cost of housing either forces a household to double-up with another household, or live in a smaller housing unit in order to be able to afford food and other basic needs. In Redwood City and its Sphere of Influence, rates of overcrowding increased for both renters and owners in 2000. Rates of overcrowding are typically higher in renter-occupied units than in owner-occupied units. The neighborhood with the highest rate of overcrowding was the Stambaugh-Heller/Redwood Village Neighborhood, with half of the housing units overcrowded. Other neighborhoods with high rates of overcrowding included North Fair Oaks and Friendly Acres, with over a third of the housing units overcrowded in 2000.

Resident Age

Redwood City and its Sphere of Influence are home to a balanced community, with residents representing all age groups.

Table AB2-5: Age by Neighborhood

Neighborhood	1990					2000				
	Under 17	18-29	30-49	50-64	65+	Under 17	18-29	30-49	50-64	65+
Arlington	18%	14%	32%	15%	20%	20%	13%	34%	17%	16%
Bayfront	6%	14%	37%	21%	22%	17%	13%	39%	20%	11%
Canyon	22%	14%	35%	15%	13%	21%	9%	35%	19%	16%
Centennial	25%	25%	34%	9%	7%	26%	19%	38%	12%	6%
Central	23%	27%	33%	9%	9%	25%	22%	36%	11%	7%
Downtown	7%	39%	34%	10%	9%	14%	27%	42%	9%	9%
Eagle Hill	21%	14%	34%	13%	18%	20%	10%	38%	18%	14%
Emerald Hills	22%	12%	40%	16%	10%	22%	8%	37%	21%	11%
Farm Hill	18%	13%	33%	20%	17%	20%	8%	32%	19%	20%
Friendly Acres	32%	24%	31%	8%	5%	31%	20%	34%	10%	5%
North Fair Oaks	30%	26%	29%	8%	6%	30%	22%	32%	10%	6%
Oakwood	22%	20%	32%	11%	15%	22%	16%	33%	13%	16%
Palm	22%	26%	33%	9%	10%	25%	23%	34%	11%	7%
Redwood Shores	18%	21%	44%	13%	5%	20%	12%	44%	17%	6%
Roosevelt	22%	15%	33%	14%	17%	23%	12%	35%	16%	15%
Selby	21%	15%	35%	15%	15%	21%	10%	36%	18%	15%
Sequoia	18%	23%	34%	11%	15%	17%	19%	40%	14%	10%
Stambaugh-Heller/ Redwood Village	30%	29%	26%	8%	7%	30%	27%	29%	8%	5%
Woodside Plaza	22%	13%	34%	15%	17%	21%	10%	34%	17%	18%
City & Sphere Total	23%	21%	33%	11%	11%	24%	17%	35%	14%	10%

Source: U.S. Census 1990 and 2000

Since 1990, the percentage of children under 17 has increased slightly, while the percentage of persons between 18 and 29 years of age has decreased. The percentage of persons over age 50 increased between 1990 and 2000.

The neighborhoods with the largest proportion of children are Friendly Acres and North Fair Oaks, representative of the larger household size in these neighborhoods. These neighborhoods may have a greater need for child-care facilities, schools, and recreational opportunities. The neighborhoods with the largest percentage of seniors are Farm Hill (20 percent) and Woodside Plaza (18 percent). Arlington,

Oakwood, Roosevelt, Selby, and Eagle Hill also have large numbers of seniors within the neighborhoods. According to a policy brief conducted by the County of San Mateo, by the year 2030, the number of seniors over age 65 in the County will increase by over 70 percent. The changing needs of the baby boomer population include new housing needs and preferences, walkable communities, and access to public transportation and social services.

Race and Ethnicity

Redwood City and its Sphere grew increasingly diverse between 1990 and 2000. The majority group remains Whites; however the percentage of whites in the community has decreased relative to other groups since 1990. The Asian/Pacific Islander and Hispanic populations both increased between 1990 and 2000.

Table AB2-6: Race and Ethnicity by Neighborhood

Neighborhoods	1990					2000				
	White	African Am.	Asian/Pacific Islander	Hispanic	Other	White	African Am.	Asian/Pacific Islander	Hispanic	Other
Arlington	87%	2%	3%	8%	0%	78%	1%	6%	12%	4%
Bayfront	85%	2%	2%	10%	1%	60%	6%	6%	24%	5%
Canyon	84%	1%	5%	10%	1%	80%	1%	6%	10%	3%
Centennial	61%	3%	6%	30%	1%	48%	2%	8%	38%	3%
Central	58%	3%	5%	32%	1%	43%	2%	5%	46%	3%
Downtown	43%	21%	5%	30%	1%	32%	14%	10%	41%	3%
Eagle Hill	87%	0%	3%	10%	0%	84%	0%	4%	10%	2%
Emerald Hills	90%	1%	3%	6%	0%	86%	1%	5%	5%	3%
Farm Hill	88%	1%	5%	6%	1%	82%	1%	7%	8%	3%
Friendly Acres	44%	4%	6%	46%	1%	29%	2%	6%	61%	2%
North Fair Oaks	31%	3%	4%	61%	1%	23%	2%	4%	69%	1%
Oakwood	64%	7%	6%	23%	0%	57%	4%	6%	30%	2%
Palm	67%	3%	5%	23%	1%	45%	3%	7%	43%	3%
Redwood Shores	73%	3%	17%	7%	0%	59%	2%	29%	6%	4%
Roosevelt	84%	1%	4%	10%	1%	77%	1%	5%	15%	3%
Selby	82%	1%	5%	11%	1%	78%	1%	7%	12%	2%
Sequoia	75%	2%	6%	17%	0%	66%	2%	7%	23%	3%
Stambaugh-Heller/ Redwood Village	24%	5%	6%	64%	1%	14%	3%	9%	72%	2%
Woodside Plaza	86%	1%	4%	9%	0%	79%	0%	5%	13%	3%
City & Sphere Total	62%	3%	6%	29%	1%	52%	2%	8%	35%	3%

Source: U.S. Census 1990 and 2000

Emerald Hills, Eagle Hill, Farm Hill, Canyon, Arlington, Selby, and Roosevelt have the highest concentrations of white population. The neighborhood with the largest percentage of African Americans remained Downtown in 2000. Asian/Pacific Islanders are more evenly distributed throughout the City and its Sphere, except for a high concentration in Redwood Shores. Hispanics are the majority group in

Stambaugh-Heller/Redwood Village, North Fair Oaks, and Friendly Acres neighborhoods, and make up a large proportion of the population in the Central, Downtown, and Palm neighborhoods.

Income

Between 1990 and 2000, the median income in Redwood City and Sphere increased by 63 percent. An increase in median income was experienced throughout the City and Sphere; however income continues to vary greatly by neighborhood. Emerald Hills had the highest income in 2000, and Farm Hill and Redwood Shores also had relatively higher incomes than the rest of the City. The neighborhood with the lowest income was Downtown, where nearly all households earn lower- or moderate-incomes, followed by Bayfront and the Stambaugh-Heller/Redwood Village neighborhoods.

In 2000, the average median income in Redwood City was slightly higher than for the County at large, which had a median income of \$70,819. The 2008 San Mateo County median income, according to HUD, was \$88,800, an increase of 25 percent. The 2008 San Mateo County median income was even higher, prior to the recent economic recession, at \$95,000 for a family of four.

Table AB2-7: Income by Neighborhood

Neighborhoods	1990	2000						
	Average Median Income	Average Median Income	Less than \$25k	\$25k - \$50k	\$50k - \$75k	\$75k - \$100k	\$100k - \$150k	\$150k and up
Arlington	\$ 50,635	\$ 77,690	14%	25%	14%	9%	16%	22%
Bayfront	\$ 27,399	\$ 46,964	24%	27%	13%	17%	11%	7%
Canyon	\$ 54,390	\$ 95,314	8%	16%	14%	15%	25%	22%
Centennial	\$ 38,684	\$ 57,628	20%	25%	24%	13%	15%	3%
Central	\$ 35,245	\$ 53,998	18%	31%	21%	14%	12%	3%
Downtown	\$ 23,198	\$ 36,339	26%	39%	28%	3%	3%	1%
Eagle Hill	\$ 53,473	\$ 89,966	6%	21%	14%	13%	28%	18%
Emerald Hills	\$ 68,802	\$ 127,012	7%	7%	13%	12%	21%	41%
Farm Hill	\$ 67,489	\$ 112,124	5%	13%	10%	15%	28%	29%
Friendly Acres	\$ 41,776	\$ 65,317	11%	26%	26%	19%	13%	5%
North Fair Oaks	\$ 34,454	\$ 57,056	19%	26%	21%	12%	13%	8%
Oakwood	\$ 38,715	\$ 51,558	21%	27%	21%	11%	13%	8%
Palm	\$ 36,276	\$ 52,783	19%	27%	25%	15%	8%	5%
Redwood Shores	\$ 65,343	\$ 104,112	7%	11%	14%	15%	26%	27%
Roosevelt	\$ 54,950	\$ 79,265	8%	20%	18%	17%	23%	14%
Selby	\$ 52,709	\$ 77,281	11%	13%	25%	16%	16%	19%
Sequoia	\$ 33,557	\$ 58,418	16%	26%	22%	13%	12%	11%
Stambaugh-Heller/ Redwood Village	\$ 26,245	\$ 48,250	24%	30%	18%	15%	8%	4%
Woodside Plaza	\$ 52,604	\$ 77,724	10%	17%	23%	15%	20%	16%
City & Sphere Total	\$ 44,699	\$ 72,725	14%	22%	19%	14%	17%	14%

Source: U.S. Census 1990 and 2000

Lower income households are identified by their relationship to the County median income, as described in Table H-B8.

Table AB2-8: Household Lower Income Groups (2000)

Income Group	2000 Income	2008 Income
Extremely Low (0-30% AMI)	\$21,246	\$ 26,640
Very Low (30-50% AMI)	\$35,410	\$ 44,400
Low (50-80% AMI)	\$56,655	\$ 71,040
Moderate (80-120% AMI)	\$84,983	\$106,560
<i>Median</i>	<i>\$70,819</i>	<i>\$ 88,800</i>

Source: U.S. Census 2000; U.S. Department of Housing and Urban Development, 2008

Note: For U.S. Housing and Urban Development (HUD) and California Housing and Community Development (HCD) grants and loans purposes, income may be calculated differently. CA Health and Safety Code Section 50052.5 also provides a definition of affordable housing cost based on the Area Median Income (AMI).

Native Language and Ability to Speak English

The ability to communicate with employers, service providers, schools, businesses, emergency personnel, and many other people depends greatly on the ability to speak English. Between 1990 and 2000, the number and percentage of people in Redwood City and its Sphere who spoke a language other than English at home increased from 27 percent to 30 percent of the population. In some neighborhoods, however, the percentage of persons speaking a primary language other than English decreased: Eagle Hill, Farm Hill, North Fair Oaks, Sequoia, and Stambaugh-Heller/Redwood Village.

The Census divides languages other than English into four primary categories: Spanish, Other European languages, Asian and Pacific Islander languages, and other languages. Of the 30 percent of non-native English speakers in Redwood City and Sphere in 2000, 47 percent spoke Spanish, 12 percent spoke Other European languages, 10 percent spoke Asian or Pacific Islander languages, and two percent spoke Other languages.

In addition to reporting the primary language spoken at home, the 2000 Census also reported the English language ability of persons speaking a native language other than English. Of non-native English speakers, 29 percent spoke English “not well” or “not at all”. While in 2000, there were nearly twice as many non-native English speakers in Redwood City as in 1990, the percent not able to speak English decreased substantially, from 43 percent to 29 percent for non-native English speakers. The vast majority of those who speak English “not well” or “not at all” are native Spanish speakers (91 percent). The highest rates of speakers that speak English not well or not at all can be found in the Bayfront, North Fair Oaks, and Stambaugh-Heller/Redwood Village neighborhoods.

Table AB2-9: Rates of English as a Second Language

Neighborhoods	1990		2000	
	Primary Language Other than English	Percent of Primary Language Other than English that Speak English “not well” or “not at all”	Primary Language Other than English	Percent of Primary Language Other than English that Speak English “not well” or “not at all”
Arlington	10%	17%	19%	12%
Bayfront	12%	16%	16%	38%
Canyon	13%	3%	17%	12%
Centennial	28%	45%	31%	30%
Central	30%	48%	33%	32%
Downtown	33%	13%	35%	25%
Eagle Hill	18%	12%	14%	9%
Emerald Hills	7%	15%	14%	4%
Farm Hill	16%	6%	11%	6%
Friendly Acres	39%	46%	45%	29%
North Fair Oaks	48%	76%	43%	39%
Oakwood	25%	27%	26%	30%
Palm	25%	26%	35%	25%
Redwood Shores	20%	10%	30%	9%
Roosevelt	14%	10%	22%	19%
Selby	18%	19%	24%	10%
Sequoia	22%	20%	21%	20%
Stambaugh-Heller/Redwood Village	54%	71%	48%	38%
Woodside Plaza	18%	7%	18%	9%
City & Sphere Total	27%	43%	30%	29%

Source: U.S. Census 1990 and 2000

Note: Ability to speak English is recorded for persons age 5 and older. Ability to speak English is based on the self-assessment of those responding to Census questions, not on a test of language ability.

Educational Attainment

The education levels of the United States population reached an all-time high, according to the Census 2000. Of the people in Redwood City and Sphere aged 25 and over in 2000, 80 percent had a high school diploma or more, 29 percent had some college or an associate’s degree, and 34 percent had completed at least a bachelor’s degree. Since 1990, the rates of higher education degrees increased, while the percentage of residents without a high school diploma decreased.

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Table AB2-10: Educational Attainment

Neighborhoods	1990						2000					
	No High School Diploma	High School Diploma	Some College	Associates Degree	Bachelors Degree	Graduate or Professional Degree	No High School Diploma	High School Diploma	Some College	Associates Degree	Bachelors Degree	Graduate or Professional Degree
Arlington	9%	22%	26%	6%	28%	9%	12%	13%	23%	6%	29%	16%
Bayfront	14%	29%	24%	13%	13%	8%	21%	28%	26%	6%	11%	7%
Canyon	11%	23%	30%	6%	20%	9%	7%	16%	24%	10%	22%	20%
Centennial	19%	24%	26%	12%	14%	5%	26%	19%	23%	12%	15%	4%
Central	27%	23%	21%	8%	15%	5%	25%	21%	26%	8%	12%	7%
Downtown	30%	26%	28%	6%	8%	2%	22%	38%	22%	4%	11%	3%
Eagle Hill	14%	24%	25%	6%	22%	10%	8%	15%	28%	8%	23%	18%
Emerald Hills	8%	15%	22%	11%	28%	17%	4%	8%	25%	8%	30%	26%
Farm Hill	6%	21%	24%	8%	28%	13%	5%	9%	22%	6%	31%	27%
Friendly Acres	31%	22%	22%	6%	12%	7%	36%	23%	20%	6%	10%	5%
North Fair Oaks	47%	18%	14%	6%	10%	6%	47%	15%	16%	5%	9%	8%
Oakwood	21%	19%	22%	10%	16%	11%	20%	17%	23%	9%	20%	11%
Palm	16%	23%	26%	10%	16%	8%	18%	19%	26%	7%	21%	8%
Redwood Shores	5%	12%	22%	11%	32%	17%	3%	6%	18%	6%	37%	29%
Roosevelt	11%	25%	22%	12%	18%	12%	11%	23%	21%	9%	22%	13%
Selby	14%	19%	26%	7%	22%	12%	11%	13%	24%	9%	22%	21%
Sequoia	18%	20%	26%	13%	16%	8%	11%	17%	24%	5%	29%	14%
Stambaugh-Heller/ Redwood Village	45%	27%	14%	6%	5%	4%	39%	24%	18%	3%	10%	6%
Woodside Plaza	10%	26%	28%	9%	19%	8%	9%	18%	24%	9%	24%	16%
City & Sphere Total	21%	21%	22%	8%	18%	9%	20%	17%	22%	7%	20%	14%

Source: U.S. Census 1990 and 2000

North Fair Oaks had the highest rates of residents without a high school diploma. Redwood Shores had the highest educational attainment, with 66 percent of the population 25 and older having a bachelors degree or higher. Neighborhoods such as Oakwood represent the average for the City and Sphere.

Commute Method

For the United States at large, 76 percent of workers drove alone to work in 2000. The pattern of commuting to work did not change dramatically from 1990 to 2000.

Table AB2-11: Commute Method

Neighborhoods	1990					2000				
	Drove	Carpool/ Motor- cycle	Public Transp	Biked/ Walked/ Other	Work at Home	Drove	Carpool/ Motor- cycle	Public Transp	Bike/ Walk/ Other	Work at Home
Arlington	80%	9%	5%	3%	3%	79%	9%	3%	2%	7%
Bayfront	86%	6%	4%	4%	0%	70%	15%	2%	10%	2%
Canyon	85%	7%	2%	2%	4%	81%	7%	2%	3%	7%
Centennial	73%	13%	4%	9%	1%	70%	12%	7%	8%	3%
Central	75%	16%	3%	4%	1%	73%	8%	10%	7%	2%
Downtown	63%	18%	11%	6%	2%	47%	20%	13%	19%	1%
Eagle Hill	78%	7%	3%	5%	7%	83%	6%	4%	2%	5%
Emerald Hills	80%	11%	3%	1%	4%	86%	7%	2%	0%	4%
Farm Hill	80%	12%	3%	1%	4%	84%	9%	2%	2%	4%
Friendly Acres	71%	20%	3%	3%	2%	67%	20%	4%	6%	2%
North Fair Oaks	56%	24%	8%	9%	4%	62%	17%	6%	13%	2%
Oakwood	75%	11%	4%	6%	4%	72%	16%	4%	6%	2%
Palm	77%	13%	3%	4%	4%	72%	16%	5%	3%	3%
Redwood Shores	82%	11%	3%	1%	3%	82%	10%	4%	2%	3%
Roosevelt	84%	9%	2%	2%	3%	78%	15%	4%	1%	3%
Selby	85%	8%	1%	4%	2%	82%	8%	2%	3%	6%
Sequoia	73%	12%	4%	10%	2%	73%	10%	7%	7%	3%
Stambaugh-Heller/ Redwood Village	58%	17%	7%	15%	2%	52%	26%	6%	16%	1%
Woodside Plaza	84%	7%	2%	5%	3%	86%	8%	2%	2%	2%
City & Sphere Total	74%	14%	4%	5%	3%	73%	13%	5%	6%	3%

Source: U.S. Census 1990 and 2000

Among the workers in Redwood City and Sphere in 2000, 73 percent drove alone to work in 2000, representing a slight decrease in both percentage and actual numbers from 1990. In addition, 13 percent carpooled or rode a motorcycle, 5 percent used public transportation, 6 percent walked or biked to work, and 3 percent worked at home.

The highest rates of driving alone were found in the Emerald Hills and Woodside Plaza neighborhoods. The Downtown and Stambaugh-Heller/Redwood Village neighborhoods had the high rates of

alternative transportation to work, with approximately half of workers using public transportation, carpools and motorcycles, biking or walking, or other forms of transportation.

While the percentage of persons working at home remained stable over the decade, there was an increase in absolute numbers of this subgroup. Arlington, Canyon, and Selby had the highest rates of residents working at home.

Commute Time

Understanding the time an average journey to work takes helps transportation planners to measure the efficiency of different modes of transportation during rush hour. Travel time also is a factor in determining the air quality attainment status for metropolitan areas. In Redwood City and Sphere in 2000, nearly two-thirds of workers traveled for 30 minutes or less to get to work on an average day. In general, commute times were longer in 2000 than they were in 1990, with more workers taking 30 minutes to 60 minutes, or more to get to work. In 2000, Centennial, Central, and Downtown neighborhoods had the highest rates of short commute times, less than 30 minutes. Commute times of more than 30 minutes were most prevalent in the Downtown (9 percent) and Redwood Shores (9 percent) neighborhoods.

Table AB2-12: Commute Time

Neighborhoods	1990			2000		
	30 Min. or Less	30 Min. - 60 Min.	More than 60 Min.	30 Min. or Less	30 Min. - 60 Min.	More than 60 Min.
Arlington	70%	24%	6%	62%	32%	6%
Bayfront	68%	28%	4%	60%	35%	5%
Canyon	70%	27%	3%	63%	31%	6%
Centennial	79%	18%	3%	70%	26%	4%
Central	72%	26%	2%	72%	24%	4%
Downtown	73%	18%	9%	71%	20%	9%
Eagle Hill	69%	26%	5%	64%	30%	6%
Emerald Hills	58%	33%	9%	61%	36%	4%
Farm Hill	70%	25%	5%	57%	39%	4%
Friendly Acres	78%	18%	4%	67%	28%	5%
North Fair Oaks	73%	24%	3%	65%	32%	3%
Oakwood	73%	22%	5%	65%	32%	4%
Palm	71%	23%	6%	62%	32%	5%
Redwood Shores	63%	32%	5%	56%	35%	9%
Roosevelt	72%	23%	6%	67%	27%	6%
Selby	69%	26%	5%	65%	30%	5%
Sequoia	72%	23%	5%	66%	29%	6%
Stambaugh-Heller/Redwood Village	77%	20%	3%	69%	27%	3%
Woodside Plaza	72%	23%	4%	63%	30%	7%
City & Sphere Total	71%	24%	4%	64%	31%	5%

Source: U.S. Census 1990 and 2000

Appendix B-3 Implementation Matrix

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Table AB3-1: Housing Action Needs and Programs Matrix

Housing Needs	Redwood City Households	Implementation Measures and Priorities		
		Immediate	Short Range	Ongoing
Cost Burden	9,815	H-7, H-9, H-11, H-22, H-24	H-16	H-1, H-3, H-5, H-6, H-9, H-12, H-13, H-14, H-18
Overcrowding	3,979	H-7, H-11	H-16	H-1, H-3, H-5
Large Households	3,123	H-7, H-11	H-16	H-1, H-3, H-5
Female Headed Households with Children	1,554	H-7, H-24		H-1, H-3, H-5, H-26
Disabled Persons	10,864	H-7, H-22, H-24, H-27		H-1, H-2, H-3, H-5
Homeless	487	H-22, H-24		
Seniors	4,862	H-4, H-7, H-11, H-15, H-22, H-27		H-1, H-2, H-3, H-4, H-5, H-13
Very Low-Income Housing	388	H-4, H-7, H-8, H-10, H-11, H-15, H-16, H-22, H-23, H-24, H-25		H-2, H-3, H-4, H-5, H-6, H-10, H-20, H-21
Low-Income Housing	271	H-4, H-7, H-8, H-10, H-11, H-15, H-16, H-23, H-25		H-2, H-3, H-4, H-5, H-6, H-10, H-12, H-20, H-21
Moderate-Income Housing	162	H-7, H-8, H-10, H-11, H-15, H-16, H-23, H-25	H-16	H-2, H-3, H-5, H-6, H-10, H-12, H-14, H-20, H-21
Above Mod-Income Housing	532	H-10, H-11, H-17, H-23		H-3, H-10, H-12, H-20, H-21

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Appendix B-4
AB 1233

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AB 1233

In 2004, the City received conditional certification of the 1999-2006 draft Housing Element from HCD. At the time, the City was in the process of developing a Downtown Area Plan as well as the Housing Element. As such, the 1999-2006 Housing Element's environmental review was integrated with the Downtown Area Plan review. When the Downtown Area Plan was modified, and the City moved forward with a more focused downtown plan concept, called the Downtown Precise Plan, the Housing Element could not be adopted because appropriate environmental documentation had not been completed. However, throughout the prior Housing Element planning period, Redwood City has maintained zoning designations and land use policies that facilitate the development of new higher density housing, including adequate sites with zoning in place at the time to cover the previous RHNA period.

In 2005, AB 1233 amended State housing element law (Government Code Section 65584.09). Section 65584.09 states that if a jurisdiction fails to identify or make available adequate sites for residential development to meet the jurisdiction's regional housing needs, then the jurisdiction shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.

This Appendix is included to inform HCD that adequate sites were indeed available throughout the 1999-2006 planning period. Redwood City, in fact, identified and made available more than adequate sites to meet the previous RHNA on vacant and significantly underutilized sites during the past planning period. The following analysis outlines the allowed capacity of identified sites under zoning that existed throughout the last planning period, and current site conditions and existing uses to demonstrate the adequacy of these sites for HCD.

1999-2006 RHNA and Units Built

ABAG determined that the 1999-2006 RHNA for Redwood City was 2,544 units, including 534 very low-income units, 256 low-income units, 660 moderate income units, and 1,094 above moderate-income units. As indicated in the Previous Accomplishments section of the 2009-2014 Housing Element, approximately 16 percent of the 1999-2006 RHNA was constructed during the planning period (see Table AB4-2 below and also see Table H-A15 in the 2009-2014 Housing Element).

A number of the projects built during the last planning period included affordability covenants due to financing requirements. For example, Villa Montgomery includes an affordability covenant requiring all units to be affordable to very low-income households until 2060. Franklin Street Apartments was required to provide affordable units consistent with a development agreement with the Redevelopment Agency. Rolison Townhomes are affordable homeownership units that were sold to low- and moderate-income homebuyers and were deed restricted. In addition, 23 second units were constructed. According to a study prepared for the 21 Elements³, approximately 60 percent of second units in jurisdictions

³ The 21 Elements project, co-sponsored and coordinated by the San Mateo County Department of Housing and City/County Association of Governments, provides opportunities for the 21 municipalities to share resources, successful strategies, and best practices. This process yielded a report, *Affordability of Second Units in San Mateo*

within San Mateo County are affordable to very low-income households, approximately 10 percent are affordable to low-income households, and 30 percent are affordable to moderate-income households. A detailed listing of the affordability of the units built during the last planning period is provided in Table AB4-2. All affordable units have deed restrictions, with the exception of second units, where estimates of housing cost are made based on the 21 Elements report. With credits from units built, the City had a remaining RHNA of 2,143.

Table AB4-2: Specific Projects and Affordability to Meet 1999-2006 RHNA

Project	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Villa Montgomery	58	-	-	-	58
Franklin Avenue Apartments	-	12	19	175	206
1317 St Francis	-	-	-	2	2
218 Lincoln	-	-	-	3	3
612 Jefferson	-	-	-	4	4
Rolison Townhomes	-	18	18	-	36
Second Units	14	2	7	-	23
Single Unit Construction	-	-	-	69	69
Total	72	32	44	253	401
1999-2006 RHNA	534	256	660	1,094	2,544
Remaining RHNA	462	224	616	841	2,143

Sites Available to Meet the Remaining 1999-2006 RHNA

The majority of land area in Redwood City is devoted to residential uses. In addition, large areas of the City’s commercial areas, including Downtown and major corridors, allow and incentivize residential development under zoning conditions that existed during the last planning period. Many of the sites that allow mixed-use are underutilized, and some higher-density residential areas are developed at levels that are significantly less than allowable densities, especially in the areas surrounding Downtown. There are many, many sites throughout the City where residential uses are allowed and encouraged to locate. For example, during the last planning period, Redwood City included incentives in the General Plan and the Zoning Code to facilitate housing in mixed-use areas. These City policies allow an increase in the allowable FAR when residential uses are incorporated into a development.

This section first provides a review of sites that are listed in the 2009-2014 Housing Element that also had zoning in place during the last planning period to allow residential development. Second, this section includes a review of select sites that were identified in the 1999-2006 Housing Element. (The 1999-2006 Housing Element identified sites with capacity for over 6,000 units, assessing development

County, which provided estimates on rents and affordability based on existing second unit surveys and a survey of existing second unit rents in the County.

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potential on multiple blocks throughout the City. The sites reviewed here are those that the City has identified as most underutilized/marginal and therefore more likely to redevelop.)

Sites Identified in the 2009-2014 Housing Element

Table AB4-2 identifies sites that were also identified in the 2009-2014 Housing Element.

Table AB4-2: 2009-2014 Sites with Zoning in Place in 1999-2006

Sites	Income Level			Total Realistic Capacity (2006 Zoning)	Zoning
	Very Low and Low	Moderate	Above Moderate		
Vacant Sites					
Vacant R-2, R-3, and R-4	-		25	25	R-2, R-3, R-4
Vacant CG-R	26	-	-	26	CG-R
Downtown proposed Project Sites					
201 Marshall	27	-	-	27	CA
439 Fuller	17	-	-	17	CA
612 Jefferson	4	-	-	4	CB
701 El Camino	6	-	-	6	CBR
735 Brewster	21	-	-	21	CA
757 El Camino	5	-	-	5	CBR
Downtown Opportunity Sites					
Downtown 2	65	-	-	65	CB
Downtown 3	31	-	-	31	CBR
Downtown 4	89	-	-	89	CBR
Downtown 5	100		-	100	R-5
Downtown 6	50	-	-	50	CA
Downtown 8	55	-	-	55	CBR
Downtown 9	55	-	-	55	CBR
Downtown 10	64	-	-	64	CBR
Mixed Use Opportunity Sites					
Site A	99	-	-	99	CG-R
Site B	12	27	-	39	CG-R, R-4-T
Site C	29	-	-	29	CG-R
Site D	10	-	-	10	CG-R
Site J	412	-	-	412	CG-R
Total Sites	1,177	27	25	1,229	
Remaining RHNA	0	98	816	914	

Note 1: All sites identified in Table AB4-2 are explained in more detail the Housing Element Resources section and Appendix B-1. Realistic capacity was calculated based on *existing zoning* (which was also in place during the prior 1999-2006 planning period) and the same realistic capacity assumptions used throughout the Housing Element.

Note 2: Sites zoned to allow 30 units or more per acre were counted toward the lower-income categories, consistent with State law and HCD guidelines.

Many of the sites identified in the 2009-2014 Housing Element had zoning in place throughout the last planning period to facilitate housing. These are discussed separately from the other sites because substantial discussions as to their adequacy are included in Appendix B-1 already. A summary of these sites is included in Table AB4-2 below, and a site-specific description including parcel number, size, zone, and existing use is also included as Table AB4-5. Adequacy of these sites and information on existing uses and development feasibility is included in the Resources section of this Housing Element and Appendix B-1. Total realistic capacity was based on the density that the applicable zone allows. These sites had zoning in place throughout the majority of the 1999-2006 planning period. This zoning remains in place in 2009.

State law has established “default densities” that are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For Redwood City, the default density is 30 dwelling units per acre (or higher). Consistent with State law, vacant sites in the R-2, R-3, and R-4 areas do not allow densities above 30 units per acre, and are therefore included in the above moderate-income category. Vacant and underutilized sites zoned CG-R, CA,⁴ CB, and CBR allow up to 40 units per acre and are therefore included in the lower-income categories. This zoning was in place during the last planning period. The remaining sites are, and were zoned in the last planning period, R-5 and R-4-T. The R-5 zone allows approximately 37 units per acre. The R-4-T zone allows approximately 27 units per acre, and is therefore included in the moderate-income category.

Sites Identified in the 1999-2006 Housing Element

The 1999-2006 Housing Element⁵ identified sites throughout Redwood City that could accommodate over 6,000 new housing units, well over the City’s regional housing need allocation for the period (2,544). While some planned rezoning did not occur, the City had in place and maintained a vast majority of these sites with opportunities for residential development at densities that would facilitate the development of affordable housing.

In order to indicate to HCD that adequate sites did indeed exist throughout the last Housing Element planning period, City staff completed a survey of sites that were included in the 1999-2006 Housing Element. Staff identified those sites that were still (in 2009) significantly underutilized and had zoning in place during the last planning period that allowed and facilitated residential uses. Sites that were significantly underutilized were those with marginal uses, dilapidated buildings, extensive surface parking, and low estimated improvement/land value ratios. None of the sites presented contain buildings with more than two stories and none contain structured parking. On the vast majority of sites selected, structures have not undergone significant tenant improvements during the prior planning period. The selected sites also contain very few existing residential units and could thus provide substantial net new units. As a result of this survey, sites in R-4, R-5, CB, CBR, CG-R, and CA (within 1,500

⁴ The CA zone allows 40 units per acre on parcels located within 1,500 feet of the Caltrain Station. All CA sites identified here are located within 1,500 feet of the Caltrain station.

⁵ The 1999-2006 Housing Element was reviewed by HCD in 2004, and found to be in full compliance with State law, i.e. adequate sites had been identified and shown to be viable development sites. While 1999-2006 Housing Element document could not be adopted by the City Council because environmental review had not been completed, HCD reviewed the 1999-2006 Housing Element and confirmed in a letter dated March 4, 2004 that the City did indeed have adequate sites to meet the 1999-2006 RHNA.

feet of the Caltrain station) zones were identified that would yield approximately 1,419 units. The vast majority of these sites would facilitate the development of affordable housing, due to an allowable density greater than 30 units per acre. Zones CB, CBR, CG-R, and CA within 1,500 feet of the Caltrain Station allow residential development at 40 units per acre. R-5 allows residential development at 37 units per acre. R-4 allows residential development at 27 units per acre (and therefore sites zoned R-4 are counted under the moderate-income category). There is also one small site that is included here that is zoned R-3, allowing up to 19 units per acre (counted as an above-moderate site).

The survey conducted focused on three primary areas of the City that allow mixed-use and higher density residential development: Downtown and the major corridors El Camino Real and Woodside Road. These areas allow residential housing and mixed-use in efforts to create a pedestrian-friendly environment, with housing near transit and services. Recent successful projects that were constructed in these areas, all of which included affordable housing (entirely or in part), include 885 Woodside, Franklin Apartments and Villa Montgomery on El Camino Real, and City Center Plaza in Downtown. Sites identified in this survey featured site conditions similar to those existing on many of the properties where these new projects occurred, before they were constructed.

Table AB4-3: 1999-2006 Sites with Zoning in Place in 1999-2006

Sites	Income Level			Total	Zoning
	Very Low and Low	Moderate	Above Moderate		
Downtown Sites	437	38	0	475	CB, CBR, CG-R, CA, R-4
El Camino Real Sites	685	0	0	685	CBR, CG-R, R-5
Woodside Road Sites	256	0	3	259	CG-R, R-3
Total	1,378	38	3	1,419	

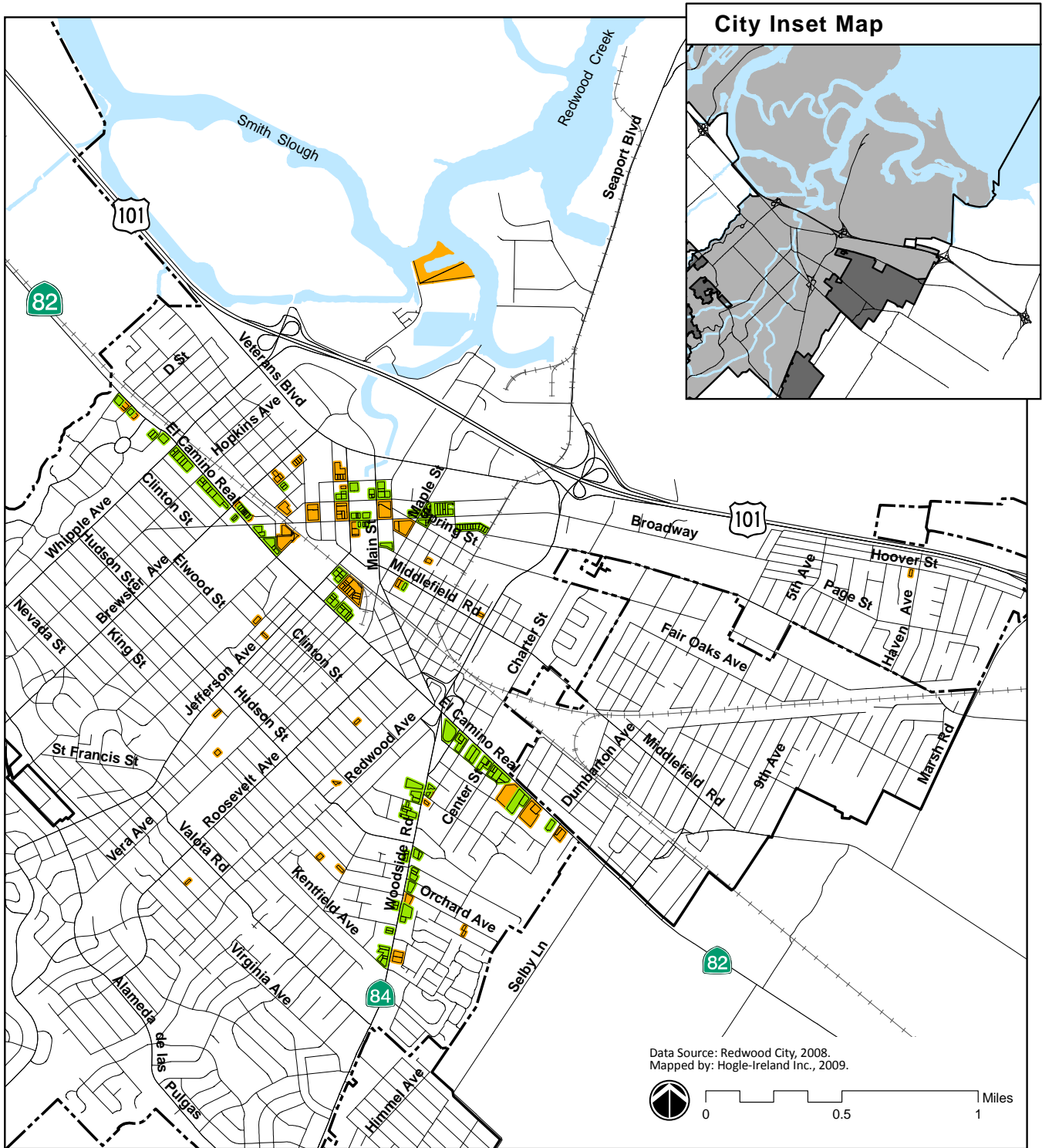
Summary of Adequate Sites to Meet 1999-2006 RHNA

Redwood City has a history of encouraging a variety of housing types, and has made available zoning to facilitate that development. In addition, the pending Downtown Precise Plan and New General Plan provide substantially more opportunities for residential development throughout the City than exist under current zoning (which was also in place during the last planning period). Table AB4-5 provides a summary to reveal that Redwood City had or made available *more* than adequate sites to meet the 1999-2006 RHNA prior to initiating this current Housing Element update.

Table AB4-4: 1999-2006 Adequate Sites

Income Category	RHNA	Credits and Sites to Meet RHNA				Remaining RHNA
		Credits Units Built 1999-2006	2009 Sites with Zoning	Candidate 1999 Sites with Zoning	Total Credits and Sites	
Very Low	534	72	1,177	1,378	2,659	-1,869
Low	256	32				
Moderate	660	44	27	38	109	551
Above Moderate	1,094	253	25	3	281	813
Total Units	2,544	401	1,229	1,419	3,049	-515

There are numerous other sites throughout the City that allow housing, many at densities up to 40 units to the acres. The sites identified in Table AB4-4 are the most viable development sites for residential housing that had appropriate zoning during 1999-2006 planning period. A parcel-specific listing of all sites discussed in this Appendix is included in Table AB4-5, and graphically represented in Figure AB4-1.



Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> Candidate Sites from 2001-2006 Housing Element 2009-2014 Underutilized Sites with Zoning in Place | <ul style="list-style-type: none"> City Boundary Sphere of Influence Freeway/Highway Major Roads Railroad Waterways |
|--|--|

Figure AB4-1: 2001-2006 Housing Sites

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A P P E N D I X B

Table AB4-5: Parcel-Specific Listing of 1999-2006 Adequate Sites

Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Vacant Sites (also included in the 2009-2014 Housing Element)								
	053035310	0.11	HDR	R-4	min lot size	1	vacant	n/a
	053114360	0.13	HDR	R-4	min lot size	1	vacant	n/a
	053145230	0.27	HDR	R-3	min lot size	3	vacant	n/a
	053145260	0.20	HDR	R-4	min lot size	2	vacant, landlocked with Hetch Hetchy	n/a
	053245160	0.17	HDR	R-4	min lot size	1	vacant, landlocked with culvert	n/a
	053361090	0.11	HDR	R-4	min lot size	1	vacant	n/a
	053011190	0.18	MDR	R-2	min lot size	2	vacant	n/a
	055043340	0.15	MDR	R-2	min lot size	1	vacant	n/a
	059055100	0.18	MDR	R-2	min lot size	2	vacant, small sheds	n/a
	059055200	0.22	MDR	R-2	min lot size	2	vacant	n/a
	058212280	0.11	MDR	R-3	min lot size	1	vacant	n/a
	059113470	0.11	MDR	R-3	min lot size	1	vacant	n/a
	059113500	0.11	MDR	R-2	min lot size	1	vacant	n/a
	053034030	0.24	HDR	R-2	min lot size	3	vacant	n/a
	053266250	0.11	MDR	R-2	min lot size	1	vacant	n/a
	053013530	0.20	MDR	R-4	min lot size	2	vacant	n/a
	052064110	0.14	MU-HC	CG-R	40	6	vacant	n/a
	052064100	0.30	MU-HC	CG-R	40	12	vacant	n/a
	053311200	0.12	MU-HC	CG-R	40	5	vacant, storage	n/a
	053302020	0.08	MU-HC	CG-R	40	3	vacant	n/a

⁶ Density for R-2, R-3, R-4, R-5 vacant sites is based on minimum lot size. The minimum required site area is 5,000 square feet for a single-family dwelling, 7,500 square feet for a duplex, and 10,000 square feet for a triplex.

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown Opportunity Sites (Calculations based on 2006 zoning, still in place in 2009. Sites also included in the 2009-2014 Housing Element)								
201 Marshall	052326100	0.67	MU-D	CA w/ 1500 ft station	40	27	1 story office building	n/a
439 Fuller	052334080	0.12	MU-D	CA w/ 1500 ft station	40	17	Vacant	yes
	052334070	0.11	MU-D	CA w/ 1500 ft station	40		Vacant	
	052334060	0.12	MU-D	CA w/ 1500 ft station	40		Vacant	
	052334140	0.08	MU-D	CA w/ 1500 ft station	40		Vacant	
612 Jefferson	052347080	0.11	MU-D	CB	40	4	Vacant	n/a
701 El Camino	052321240	0.15	MU-D	CB-R	40	6	Commercial store, 1 residential unit	yes
735 Brewster	052331080	0.11	MU-D	CA w/ 1500 ft station	40	21	vacant	yes
	052331020	0.18	MU-D	CA w/ 1500 ft station	40		1 story office building	
	052331130	0.23	MU-D	CA w/ 1500 ft station	40		1 residential unit	
757 El Camino	052321150	0.13	MU-D	CB-R	40	5	Commercial Store	n/a
Downtown 2	053234020	1.28	MU-D	CB	40	65	Grocery outlet	yes
	053234010	0.35	MU-D	CB	40		Grocery outlet surface parking lot	2 owners
Downtown 3	053131180	0.09	MU-D	CB-R	40	31	Restaurant	yes 2 owners
	053131170	0.32	MU-D	CB-R	40		Store, 1 Story	
	053131160	0.36	MU-D	CB-R	40		Gym, 1 and ½ story	
Downtown 4	052354030	0.62	MU-D	CB-R	40	89	SamTrans surface parking lot	yes
	052352010	1.60	MU-D	CB-R	40		SamTrans surface parking lot	1 owner

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown 5	053173060	0.24	MU-D	R-5	Min lot size is 10,000 for first 3 units and 1,000 for each additional unit.	106	storage, partially vacant lot	yes 6 owners
	053173050	0.16	MU-D	R-5			storage, partially vacant lot	
	053173040	0.16	MU-D	R-5			storage, partially vacant lot	
	053173070	0.12	MU-D	R-5			storage, partially vacant lot	
	053173080	0.24	MU-D	R-5			1 story commercial building	
	053173010	0.04	MU-D	R-5			open space for residential	
	053173210	0.89	MU-D	R-5			storage, partially vacant lot	
	053173090	0.17	MU-D	R-5			2 residential units	
	053173110	0.09	MU-D	R-5			1 residential unit	
	053173100	0.17	MU-D	R-5			14 residential units	
	053173120	0.14	MU-D	R-5			Warehousing Storage	
	053173130	0.09	MU-D	R-5			Warehousing Storage	
	053173190	0.10	MU-D	R-5			surface parking lot	
053173160	0.26	MU-D	R-5	vacant				
Downtown 6	052346010	0.12	MU-D	CA w/ 1500 ft station	40	50	Office Building 1 Story	yes 3 owners
	052346100	0.11	MU-D	CA w/ 1500 ft station	40		Office Building 1 Story	
	052346180	0.12	MU-D	CA w/ 1500 ft station	40		Office Building 1 Story	
	052346090	0.11	MU-D	CA w/ 1500 ft station	40		Office Building 1 Story	
	052346170	0.78	MU-D	CA w/ 1500 ft station	40		SMCE Credit union	
Downtown 8	052364110	0.47	MU-D	CB-R	40	55	County building-law library	yes 2 owners
	052364130	0.91	MU-D	CB-R	40		bank with surface parking	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown 9	052368140	0.22	MU-D	CB-R	40		restaurant, office (1 story)	yes 5 owners
	052368030	0.13	MU-D	CB-R	40		1 story office - Service League	
	052368070	0.17	MU-D	CB-R	40		vacant building	
	052368120	0.63	MU-D	CB-R	40		bank surface parking lot	
	052368130	0.23	MU-D	CB-R	40	55	bank with surface parking	
Downtown 10	053231210	1.11	MU-D	CB-R	40	64	bank with surface parking	yes
	053231200	0.50	MU-D	CB-R	40		traffic circle owned by Redwood City	2 owners
Mixed Use Opportunity Areas (Calculations based on 2006 zoning, still in place in 2009. Sites also included in the 2009-2014 Housing Element)								
Site A	059162090	2.48	MU-HC	CG-R	40	99	bowling alley, surface parking	n/a
Site B	059163090	1.67	HDR	R-4-T	27	56	Aging motel (Days Inn)	yes
	059163090	0.29	MU-HC	CG-R	40		Aging motel (Days Inn)	1 owner
Site C	059172070	0.18	MU-HC	CG-R	40	30	vacant building	yes
	059172380	0.56	MU-HC	CG-R	40		vacant building	1 owner
Site D	052065060	0.26	MU-HC	CG-R	40	10	vacant office building	n/a
Site J	052540050	10.3 (land only)	MU-O	CG-R	40	412	Pete's Harbor Marina (including liveaboards), restaurant	yes
	052540040		MU-O	CG-R	40			1 owner
Total 2006 Zoning Capacity on Sites Identified in 2009-2014 Housing Element:						1,253		
Mixed Use Opportunity Areas (Calculations based on 2006 zoning, still in place in 2009. Sites were included in 1999-2006 Housing Element, are not in 2009-2014 Housing Element)								
El Camino	052191050	0.16	MU-HC	CG-R	40	6	Pet grooming and massage business in two converted single family homes considered marginal for El Camino Real	n/a
El Camino	052064160	0.44	MU-HC	CG-R	40	18	Small 1 story aging commercial building with restaurant on short-range lease.	n/a
El Camino	052065050	0.22	MU-HC	CG-R	40	9	Small dated one-story commercial building with fast food use	n/a
El Camino	052083050	0.20	MU-HC	CG-R	40	18	Extension of adjacent animal feed and supplies shop, older one-story warehouse style building marginal for ECR, and surface parking lot	yes
El Camino	052083060	0.20	MU-HC	CG-R	40		Animal feed and supplies shop, older one-story warehouse style building marginal for El Camino Real	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
El Camino	052082170	0.46	MU-HC	CG-R	40	18	Dated one-story strip commercial building with surface parking lot, limited improvements in past twenty years	n/a
El Camino	052181020	0.15	MU-HC	CG-R	40	16	Laundromat use in dated, one-story commercial building, pkg lot, same owner	yes
El Camino	052181010	0.12	MU-HC	CG-R	40		Bottle shop use in dated, one-story commercial building, with inadequate pkg lot, same owner, no improvements for decades	
El Camino	052181210	0.13	MU-HC	CG-R	40		Low occupancy office uses in dated, one-story commercial building, pkg lot, same owner	
El Camino	052181240	0.40	MU-HC	CG-R	40	58	Low rise 1959 parking-court motel with limited improvements over time	yes
El Camino	052181220	0.52	MU-HC	CG-R	40		Auto parts store in one-story, strip commercial building directly adjacent to multi-story multi-family housing	
El Camino	052181060	0.26	MU-HC	CG-R	40		Small restaurant in one-story converted home, marginal building type for ECR	
El Camino	052181050	0.26	MU-HC	CG-R	40		One-story, surface parked 1951 commercial building with an applied façade upgrade	
El Camino	052191010	0.15	MU-HC	CG-R	40	31	Used car lot with limited one-story improvements, same owner	yes
El Camino	052191240	0.36	MU-HC	CG-R	40		Undersized (limited room for a canopy, does not have one now) independent gas station with two repair bays and significant outdoor storage, same owner	
El Camino	052191270	0.07	MU-HC	CG-R	40		Vacant parking lot, same owner	
El Camino	052191260	0.19	MU-HC	CG-R	40		Vacant parking lot, same owner	
El Camino	052191280	0.15	MU-HC	CG-R	40	44	Used car lot with limited one-story improvements	yes
El Camino	052191230	0.60	MU-HC	CG-R	40		Surface parked one-story aging strip commercial building, limited improvements over time	
El Camino	052191250	0.36	MU-HC	CG-R	40		Surface parked one to two-story aging strip commercial building, with multiple vacancies, limited improvements over time	
El Camino	053294130	0.23	MU-HC	CG-R	40	64	One-story strip commercial building, same owner	yes

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
El Camino	053294140	0.49	MU-HC	CG-R	40		Small one-story building, large parking lot, used as funeral home, same owner, SFPUC R-O-W between this site and garden nursery could provide open space and/or parking amenities	
El Camino	053295040	0.89	MU-HC	CG-R	40		Garden nursery, with limited improvements including a dated two-story building (two units upstairs) and mostly nursery stock and parking area	
El Camino	053308220	1.57	MU-HC	CG-R	40	63	Rental equipment storage facility with one-story rental office building	n/a
El Camino	053309180	0.28	MU-HC	CG-R	40	40	One-story commercial building/site with parking lot used for auto repair	yes
El Camino	053309190	0.21	MU-HC	CG-R	40		One-story commercial building/site with parking lot used for dry cleaners	
El Camino	053309200	0.52	MU-HC	CG-R	40		Rental equipment storage facility with one-story rental office building	
El Camino	053335160	0.66	MU-HC	CG-R	40	48	Aging motel with obvious signs of deferred maintenance, and low performance (\$49/night rooms)	yes
El Camino	053335240	0.55	MU-HC	CG-R	40		One-story warehouse style building, currently used merchandise sales, marginal use for ECR	
El Camino	053335200	0.25	MU-HC	CG-R	40	36	One-story warehouse style building currently used for dance studio	yes
El Camino	053335260	0.27	MU-HC	CG-R	40		One story fast food restaurant	
El Camino	053335090	0.06	MU-HC	CG-R	40		Small one-story commercial building with obvious signs of disrepair	
El Camino	053335190	0.31	MU-HC	CG-R	40		One-story, aging, vacant commercial building	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
El Camino	053336080	0.22	MU-HC	CG-R	40	67	One-story warehouse style building with nonconforming auto repair use	yes
El Camino	053336090	0.55	MU-HC	CG-R	40		Two-story aging motor court style motel	
El Camino	053336040	0.45	MU-HC	CG-R	40		One-story commercial building with restaurant use	
El Camino	053336020	0.15	MU-HC	CG-R	40		One-story aging commercial building with lower value retail (candle shop)	
El Camino	053336050	0.18	MU-HC	CG-R	40		Additional parking for restaurant, adjacent to SFPUC which can provide for parking and open space amenities, same owner	
El Camino	053336010	0.12	MU-HC	CG-R	40		One-story aging warehouse style building with storefront	
El Camino	059162560	0.49	MU-HC	CG-R	40		81	
El Camino	059162520	1.53	MU-HC	CG-R	40	Aging low performance motel (\$49/night rooms)		
El Camino	059171120	0.44	MU-HC	CG-R	40	18	Garden nursery, with limited building improvements, predominately nursery stock and parking area	n/a
El Camino	052321200	0.06	MU-D	CBR	40	25	Two-story aging commercial building, underutilized for zoning, may have upstairs residential unit	yes
El Camino	052321190	0.06	MU-D	CBR	40		One-story aging commercial building with deferred maintenance, underutilized for zoning	
El Camino	052321180	0.06	MU-D	CBR	40		One-story aging commercial building, underutilized for zoning, nonconforming building and use	
El Camino	052321170	0.11	MU-D	CBR	40		One-story aging commercial building, underutilized for zoning	
El Camino	052321230	0.11	MU-D	CBR	40		One-story aging commercial building, underutilized for zoning	
El Camino	052321160	0.06	MU-D	CBR	40		Two-story with ground floor commercial vacant, deferred maintenance, one unit upstairs	
El Camino	052321220	0.11	MU-D	CBR	40		Two-story aging commercial building, underutilized for zoning, with one upstairs residential unit	
El Camino	052321210	0.06	MU-D	CBR	40		Two-story aging commercial building, underutilized for zoning, may have upstairs residential unit	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
El Camino	053171030	0.10	HDR	R-5	37	25	Parking lot associated with warehouse building, same owner	yes
El Camino	053171060	0.10	HDR	R-5	37		City owned, vacant land	
El Camino	053171010	0.19	HDR	R-5	37		One-story commercial warehouse building, nonconforming and underutilized for zoning, same owner	
El Camino	053171020	0.11	HDR	R-5	37		One-story commercial warehouse building, nonconforming and underutilized for zoning, same owner	
El Camino	053171070	0.18	HDR	R-5	37		City owned, vacant land	
Downtown	053145240	0.17	HDR	R-4	min lot size	2	vacant site used by church for seasonal events, prime for development in multi-family neighborhood	n/a
Downtown	052332120	0.12	MU-D	CA w/in 1500 ft Caltrain	40	10	One-story converted single family home used for chiropractic office, underutilized for zoning, zoning amended in 2002 to allow residential	yes
Downtown	052332010	0.12	MU-D	CA w/in 1500 ft Caltrain	40		One of less than a handful of remaining single family residences in this area, underutilized for zoning, zoning amended in 2002 to allow residential	
Downtown	053231130	0.27	MU-D	CB	40	47	aging commercial building with surface parking lot, 1-story cinder block, currently for lease	yes
Downtown	052377080	0.35	MU-D	CB	40		one-story dated commercial building with concrete block décor, surface parking lot, underutilized lot	
Downtown	052377030	0.15	MU-D	CB	40		one-story aging commercial building with brick and glass storefront, poor roof condition with mechanical units and outdoor storage	
Downtown	052377040	0.41	MU-D	CB	40		2-story aging commercial building with multiple tenants, roof signage, damaged façade, several out buildings around surface parking lot, underutilized lot	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown	052373090	0.06	MU-D	CB	40	15	one-story dated commercial office building with glass store front, underutilized lot based on current zoning, same ownership	yes
Downtown	052373080	0.02	MU-D	CB	40		one-story dated commercial office building with damaged awning, underutilized lot, same ownership	
Downtown	052373070	0.07	MU-D	CB	40		one-story dated commercial office building, underutilized lot based on current zoning	
Downtown	052373100	0.23	MU-D	CB	40		one-story aging commercial building with stucco facade, underutilized lot	
Downtown	053233220	0.39	MU-D	CB	40	16	one-story, dated commercial building with poor exterior condition and outdoor storage, underutilized lot	n/a
Downtown	052347140	0.23	MU-D	CB	40	23	Parking lot for adjacent commercial office building, same owner	yes
Downtown	052347130	0.23	MU-D	CB	40		One-story commercial office building, underutilized for zone, currently vacant, same owner	
Downtown	052347100	0.12	MU-D	CB	40		one-story cinder block building, with courtyard type entrance	
Downtown	052373040	0.52	MU-D	CB	40	21	one-story warehouse building with roll-up doors, exposed mechanical roof equipment, surface parking lot, underutilized building/lot	n/a
Downtown	053236040	0.23	MU-HC	CB	40	16	Two-story commercial office building with surface parking lot, underutilized site for zone	yes
Downtown	053236050	0.16	MU-HC	CB	40		two-story aging commercial storage building with no upper floor windows and damaged facade, underutilized building/lot	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown	053205090	0.26	MU-HC	CB	40	63	One-story aging commercial building with obvious deferred maintenance, same owner	yes
Downtown	053205080	0.26	MU-HC	CB	40		One-story aging commercial building with obvious deferred maintenance, same owner	
Downtown	053205070	0.26	MU-HC	CB	40		One-story warehouse style commercial building in poor condition, nonconforming	
Downtown	053205040	0.14	MU-HC	CB	40		Two-story commercial building, nonconforming, with two units upstairs	
Downtown	053205240	0.23	MU-HC	CB	40		One-story aging strip commercial building with surface parking, underutilized for site	
Downtown	053205360	0.12	MU-HC	CB	40		underutilized commercial property	
Downtown	053205350	0.31	MU-HC	CB	40		One-story aging commercial building, had been used for church, now vacant	
Downtown	053205180	0.06	MU-HC	CB	40	27	One-story stucco commercial building with poor property maintenance	yes
Downtown	053205190	0.06	MU-HC	CB	40		Two-story stucco commercial building with one unit upstairs, same owner as parking lot parcel	
Downtown	053205150	0.10	MU-HC	CB	40		One and one half-story, multi-tenant, high turnover, poor condition commercial building	
Downtown	053205230	0.18	MU-HC	CB	40		One-story stucco commercial building needing repair and with vacancies	
Downtown	053205330	0.22	MU-HC	CB	40		One-story stucco commercial building with poor property maintenance	
Downtown	053205340	0.05	MU-HC	CB	40		Parking lot for two-story commercial building, same owner	
Downtown	053203020	0.44	MU-D	CB	40	18	one-story strip commercial office building with surface parking lot, underutilized building/lot	n/a

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown	052374040	0.22	MU-D	CBR	40	16	one-story commercial building with restaurant uses that could be ground floor tenants on a site with multiple stories, underutilized building/lot	yes
Downtown	052374050	0.07	MU-D	CBR	40		one-story commercial building with restaurant use and commercial use; could be ground floor tenant on a site with multiple stories, underutilized building/lot	
Downtown	052374060	0.10	MU-D	CBR	40		one-story, commercial building, one half of building is vacant, other half is under utilized with a aging storefront, could be mixed use building, underutilized building/lot	
Downtown	052374090	0.32	MU-D	CBR	40	13	one-story commercial building with restaurant uses that could be ground floor tenants on a site with multiple stories, underutilized building/lot	n/a
Downtown	053131010	0.07	MU-D	CBR	40	10	one-story commercial building with restaurant uses that could be ground floor tenants on a site with multiple stories, underutilized building/lot	yes
Downtown	053131020	0.06	MU-D	CBR	40		one-story commercial building with dance studio that could be ground floor tenants on a site with multiple stories, underutilized building/lot	
Downtown	053131030	0.11	MU-D	CBR	40		one-story commercial building with restaurant and retail that could be ground floor tenants on a site with multiple stories, underutilized building/lot	
Downtown	053131150	0.10	MU-D	CBR	40	4	one-story commercial building with aging storefront, underutilized building/lot that could be used for a mixed use building	n/a

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Downtown	053222130	0.12	HDR	R-4	min lot size	36	one-story ranch-style single residential unit with wood siding and hipped roof, located in a multi-family zoning district with alley access	yes
Downtown	053222140	0.12	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and hipped roof, located in a multi-family zoning district with alley access	
Downtown	053222230	0.14	HDR	R-4	min lot size		one and one-half story ranch-style single residential unit with stucco siding and hipped roof, located in a multi-family zoning district with alley access	
Downtown	053222220	0.12	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and gable roof and carport, located in a multi-family zoning district with alley access	
Downtown	053222210	0.12	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and gable roof and temporary carport, located in a multi-family zoning district with alley access	
Downtown	053222200	0.11	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and gable roof and shed roof carport, located in a multi-family zoning district with alley access	
Downtown	053222190	0.11	HDR	R-4	min lot size		two-story ranch-style single residential unit with stucco siding and hipped roof, located in a multi-family zoning district with alley access	
Downtown	053222180	0.11	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and gable roof and shed roof carport, located in a multi-family zoning district with alley access	
Downtown	053222170	0.11	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and gable roof, located in a multi-family zoning district with alley access	
Downtown	053222160	0.16	HDR	R-4	min lot size		one-story ranch-style single residential unit with stucco siding and hipped roof, located in a multi-family zoning district with alley access	
Downtown	053222150	0.16	HDR	R-4	min lot size		one-story ranch-style single residential unit with wood siding and hipped roof, located in a multi-family zoning district with alley access	
Downtown	053176120	0.14	MU-D	CG-R	40	48	One-story cinderblock commercial building, currently for sale	yes
Downtown	053176150	0.25	MU-D	CG-R	40		One-story single family home with deep lot, marginal use in zoning	

A P P E N D I X B

Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
							district	
Downtown	053176160	0.11	MU-D	CG-R	40		One-story commercial building underutilized for zone, currently auto repair	
Downtown	053176130	0.32	MU-D	CG-R	40		One-story 1968 building used for animal care	
Downtown	053176140	0.21	MU-D	CG-R	40		One-story, marginal 1950s building used for exercise equipment sales	
Downtown	053176110	0.16	MU-D	CG-R	40		One-story building used for nail shop with obvious disrepair	
Downtown	052195050	0.09	MU-D	CG-R	40	7	Small, one-story aging commercial building, limited maintenance over time (e.g. needs paint now)	yes
Downtown	052195040	0.09	MU-D	CG-R	40		Small, one-story aging commercial building, limited maintenance over time (e.g. needs paint now)	
Downtown	052322030	0.18	MU-D	CBR	40		One-story, surface parked, single tenant commercial building	
Downtown	052322120	0.34	MU-D	CBR	40	21	One-story strip commercial building significantly under built to existing CBR 100 foot height limit zoning	yes
Downtown	052351020	0.10	MU-D	CBR	40		Tiny one-story cinderblock building	
Downtown	052351010	0.58	MU-D	CBR	40	33	One-story strip commercial building dominated by parking lot, marginal for ECR (year built-1955)	yes
Downtown	052351030	0.15	MU-D	CBR	40		Small one-story cinderblock commercial building (former Taco Bell)	
Downtown	053174090	0.21	MU-D	CG-R	40		One-story wood clad commercial building with deferred maintenance, same owner	
Downtown	053174100	0.11	MU-D	CG-R	40		Parking lot for adjacent commercial building, same owner	
Downtown	053174110	0.11	MU-D	CG-R	40	30	Additional parking lot and small one-story storage/office building associated with main building, same owner	yes
Downtown	053174120	0.33	MU-D	CG-R	40		Small one-story cinderblock building used for oil-change business, marginal for ECR	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Woodside	053293330	0.19	MU-HC	CG-R	40	43	Garden nursery, nursery stock area, same owner	yes
Woodside	053293150	0.11	MU-HC	CG-R	40		Garden nursery, nursery stock area, same owner	
Woodside	053293120	0.03	MU-HC	CG-R	40		Garden nursery, nursery stock area, same owner	
Woodside	053293180	0.12	MU-HC	CG-R	40		Garden nursery, nursery stock area, same owner	
Woodside	053293360	0.44	MU-HC	CG-R	40		Garden nursery, rezoned 2005 to allow residential, parking and dated two-story garden shop building	
Woodside	053293130	0.19	MU-HC	CG-R	40		Garden nursery, nursery stock area and small out building, same owner	
Woodside	059062420	0.26	MU-HC	CG-R	40	14	Underutilized site with dated one-story commercial building, currently fast food, mostly parking area next to residential	yes
Woodside	059062460	0.09	MU-HC	CG-R	40		one to two story strip commercial development - two upstairs units	
Woodside	059081580	0.16	MU-HC	CG-R	40	13	One-story aging strip commercial building	yes
Woodside	059081570	0.16	MU-HC	CG-R	40		Two story offices cinderblock offices (may have upstairs unit)	
Woodside	059072440	0.15	MU-HC	CG-R	40	13	Parking lot associated with adjacent fast food restaurant surrounded by residential	yes
Woodside	059072430	0.17	MU-HC	CG-R	40		One-story surface parked fast food restaurant	
Woodside	059072380	0.42	MU-HC	CG-R	40	52	Aging restaurant and bar with obvious deferred maintenance inside and out	yes
Woodside	059072480	0.24	MU-HC	CG-R	40		One-story surface parked aging office building	
Woodside	059072560	0.16	MDR	R-3	19		Parking lot for adjacent fast food restaurant, same owner	
Woodside	059072570	0.31	MU-HC	CG-R	40		One-story fast food restaurant with ample parking lot, same owner	
Woodside	059072450	0.10	MU-HC	CG-R	40		Small one-story restaurant, same owner	
Woodside	053302030	0.09	MU-HC	CG-R	40	11	Self-service car wash with cinderblock structure in very poor conditions (e.g. damaged roof), same owner	yes
Woodside	053303160	0.18	MU-HC	CG-R	40		Aging one-story strip commercial building used for auto repair; adjacent SFPUC property could provide parking and open space amenities	

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Identifier/ Area	Parcel Number	Acres	2006 Gener al Plan Design ation	2006 Existing Zoning ⁶	Zoning Allowable Density	Zoning Realistic Capacity	Current Use	Lot Consolid- ation Oppor- tunity
Woodside	059094790	0.34	MU-HC	CG-R	40	20	Two-story strip commercial center with obvious deferred maintenance	yes
Woodside	059094800	0.16	MU-HC	CG-R	40		Two-story stucco commercial building, 1924 era, but significantly compromised thus not eligible for historic status.	
Woodside	059101430	0.34	MU-HC	CG-R	40	26	One-story fast food restaurant with ample parking lot, same owner	yes
Woodside	059101410	0.17	MU-HC	CG-R	40		One-story, dated (1962) strip oriented building with video shop	
Woodside	059101420	0.13	MU-HC	CG-R	40		Parking lot extension for adjacent fast food restaurant, same owner	
Woodside	059102430	0.49	MU-HC	CG-R	40	20	One to one and a half story surface parked office building, mostly vacant	n/a
Woodside	059240720	0.23	MU-HC	CG-R	40	47	Tiny drive through commercial building (1000 square feet) from 1960s, mostly surface lot	yes
Woodside	059240810	0.94	MU-HC	CG-R	40		One-story building with very large parking lot, used as funeral home	
Total Zoning Capacity Sites Not Identified in 2009-2014 Housing Element:						1,419		
Total Capacity for Identified Sites 1999-2006						2,672		