

Appendix SITE

Draft Housing Opportunity Sites Table

Draft Housing Opportunity Sites

Draft Housing Opportunity Site No.	Site Address (if applicable)	Assessor's Parcel Number	Parcel Size (acres)	Existing Zoning ¹	Existing Land Use Designation	Project Maximum No. of Residential Units*	Project Maximum No. of Residents*
1	503 Dale View Avenue	040 246 270	0.2	SC	Service Commercial	14	34
2	505 Dale View Avenue	040 246 280	0.2	SC	Service Commercial	12	30
3	201 Old County Road	040 246 290	0.3	SC	Service Commercial	19	49
4	210 El Camino Real	044 152 100	0.5	CMU	Corridor Mixed Use	57	141
5	640 Masonic Way	040 312 180	1.0	VCS	Station Core	110	274
6	230 El Camino Real	044 152 110	0.1	CMU	Corridor Mixed Use	5	13
7	614 Mountain View Avenue	040 261 390	0.2	SC	Service Commercial	14	34
8	240 El Camino Real	044 152 120	0.2	CMU	Corridor Mixed Use	6	15
9	516 El Camino Real	044 201 040	0.9	CMU	Corridor Mixed Use	96	240
10	815 Old County Road	040 290 260	1.5	VCS	Station Core	154	385
11	610 Mountain View Avenue	040 261 380	0.2	SC	Service Commercial	13	32
12	803 Belmont Avenue	044 172 190	1.2	CMU	Corridor Mixed Use	106	265
13	604 Mountain View Avenue	040 261 190	0.2	SC	Service Commercial	11	28
14	319 Old County Road	040 261 340	0.1	SC	Service Commercial	8	21
15	319 Old County Road	040 261 330	0.1	SC	Service Commercial	8	21
16	513 Mountain View Avenue	040 263 460	1.0	SC	Service Commercial	118	294
17	513 Mountain View Avenue	040 261 200	0.3	SC	Service Commercial	15	38
18	403 Old County Road	040 263 250	0.1	SC	Service Commercial	8	21
19	617 Mountain View Avenue	040 263 400	0.7	SC	Service Commercial	77	192
20	407 Old County Road	040 263 420	0.1	SC	Service Commercial	8	21
21	401 Old County Road	040 263 260	0.2	SC	Service Commercial	9	22
22	425 Old County Road	040 263 350	1.0	SC	Service Commercial	115	288
23	409 Old County Road	040 263 440	0.1	SC	Service Commercial	8	21
24	415 Old County Road	040 263 370	1.2	SC	Service Commercial	138	345

City of Belmont
Housing Element Update Project

Draft Housing Opportunity Site No.	Site Address (if applicable)	Assessor's Parcel Number	Parcel Size (acres)	Existing Zoning ¹	Existing Land Use Designation	Project Maximum No. of Residential Units*	Project Maximum No. of Residents*
25	405 Old County Road	040 263 240	0.1	SC	Service Commercial	9	22
26	510 El Camino Real	044 201 180	0.8	CMU	Corridor Mixed Use	92	229
27	n/a	040 320 310	0.4	R2	Residential Medium Density	1	3
28	411 Old County Road	040 263 450	0.1	SC	Service Commercial	8	21
29	580 Masonic Way	040 315 010	1.3	VCS	Village Station Core	139	348
30	500 El Camino Real	044 201 280	0.5	CMU	Corridor Mixed Use	27	66
31	564 El Camino Real	044 201 270	0.3	CMU	Corridor Mixed Use	18	46
32	325 Old County Road	040 261 400	0.3	SC	Service Commercial	17	43
33	700 El Camino Real	044 222 120	0.2	CMU	Corridor Mixed Use	13	32
34	720 El Camino Real	044 222 130	0.2	CMU	Corridor Mixed Use	11	28
35	690 El Camino Real	044 222 210	0.5	CMU	Corridor Mixed Use	27	66
36	575 El Camino Real	040 334 300	0.4	VCMU	Village Corridor Mixed Use	21	53
37	600 Ralston Avenue	040 313 270	0.2	VCMU	Village Corridor Mixed Use	9	21
38	1075 Old County Road	040 332 270	1.0	VCMU	Village Corridor Mixed Use	108	271
39	601 Ralston Avenue	040 332 220	0.4	VCMU	Village Corridor Mixed Use	21	52
40	n/a	045 182 030	0.1	VC	Village Core	26	66
41	1325 Old County Road	046 031 050	0.3	VCMU	Village Corridor Mixed Use	50	125
42	n/a	045 182 250	0.9	VC	Village Core	28	66
43	780 El Camino Real	044 222 180	0.1	CMU	Corridor Mixed Use	7	18
44	951 Old County Road	040 313 430	0.3	VCMU	Village Corridor Mixed Use	9	21
45	678 Ralston Avenue	040 313 280	0.4	VCMU	Village Corridor Mixed Use	9	21
46	698 Ralston Avenue	040 313 140	0.4	VCMU	Village Corridor Mixed Use	9	21
47	884 El Camino Real	045 162 080	0.0	VC	Village Core	7	18
48	898 El Camino Real	045 162 090	0.0	VC	Village Core	7	18
49	641 Ralston Avenue	040 332 250	0.1	VCMU	Village Corridor Mixed Use	6	15

Draft Housing Opportunity Site No.	Site Address (if applicable)	Assessor's Parcel Number	Parcel Size (acres)	Existing Zoning ¹	Existing Land Use Designation	Project Maximum No. of Residential Units*	Project Maximum No. of Residents*
50	876 El Camino Real	045 162 070	0.0	VC	Village Core	10	25
51	900 El Camino Real	045 163 070	0.2	VC	Village Core	13	33
52	1141 Old County Road	040 332 260	0.5	VCMU	Village Corridor Mixed Use	61	153
53	1161 Old County Road	040 332 110	0.7	VCMU	Village Corridor Mixed Use	17	41
54	1325 Old County Road	046 031 070	0.7	VCMU	Village Corridor Mixed Use	50	125
55	n/a	045 182 020	0.2	VC	Village Core	26	66
56	n/a	045 182 040	0.1	VC	Village Core	26	66
57	n/a	044 092 110	0.3	R1B	Residential Low Density	1	3
58	n/a	045 244 170	0.2	VC	Village Core	3	8
59	n/a	045 182 010	0.4	VC	Village Core	26	66
60	n/a	045 182 210	0.3	VC	Village Core	26	66
61	n/a	045 244 010	0.2	VC	Village Core	22	55
62	n/a	045 244 050	0.1	VC	Village Core	2	5
63	n/a	045 244 020	0.1	VC	Village Core	2	5
64	n/a	045 244 070	0.1	VC	Village Core	2	5
65	1325 Old County Road	046 031 080	0.5	VCMU	Village Corridor Mixed Use	50	125
66	n/a	045 244 160	0.4	VC	Village Core	22	55
67	1324 Old County Road	045 241 230	0.1	VCMU	Village Corridor Mixed Use	1	3
68	n/a	045 244 030	0.1	VC	Village Core	2	5
69	n/a	045 244 040	0.1	VC	Village Core	2	5
70	n/a	045 244 060	0.1	VC	Village Core	2	5
71	n/a	045 244 150	0.6	VC	Village Core	22	55
72	n/a	044 241 620	0.2	R1B	Residential Low Density	1	3
73	1324 Old County Road	045 241 240	0.2	VCMU	Village Corridor Mixed Use	1	3
74	n/a	044 032 190	0.1	R1B	Residential Low Density	1	3

City of Belmont
Housing Element Update Project

Draft Housing Opportunity Site No.	Site Address (if applicable)	Assessor's Parcel Number	Parcel Size (acres)	Existing Zoning ¹	Existing Land Use Designation	Project Maximum No. of Residential Units*	Project Maximum No. of Residents*
75	1520 El Camino Real	045 253 300	0.2	VCMU	Village Corridor Mixed Use	12	30
76	1501 El Camino Real	045 252 080	1.0	CMU	Corridor Mixed Use	115	288
77	1538 El Camino Real	045 253 290	0.5	CMU	Corridor Mixed Use	27	68
78	1601 El Camino Real	045 252 100	1.5	CMU	Corridor Mixed Use	174	435
79	n/a	044 331 420	0.2	R1B	Residential Low Density	1	3
80	608 Harbor Drive	046 032 080	0.4	HIA-1	Harbor Industrial Area 1 (HIA-1)	28	70
81	1325 Old County Road	046 031 020	0.3	VCMU	Village Corridor Mixed Use	50	125
82	1325 El Camino Real	046 031 030	0.3	VCMU	Village Corridor Mixed Use	50	125
83	n/a	046 032 030	0.2	HIA-1	Harbor Industrial Area 1 (HIA-1)	25	63
84	n/a	045 152 640	0.3	R3	Residential Medium Density	3	8
85	n/a	044 173 220	0.1	CMU	Corridor Mixed Use	0	0
86	n/a	044 173 190	0.2	CMU	Corridor Mixed Use	1	3
87	516 El Camino Real	044 201 170	0.1	CMU	Corridor Mixed Use	4	10
88	n/a	044 072 350	0.3	R1B	Residential Low Density	1	3
89	2123 Arthur Avenue	044 242 040	0.2	R1B	Residential Low Density	4	10
90	2121 Arthur Avenue	044 242 050	0.1	R1B	Residential Low Density	2	5
91	n/a	044 173 210	0.2	CMU	Corridor Mixed Use	0	0
92	n/a	044 173 120	0.1	CMU	Corridor Mixed Use	9	22
93	803 Belmont Avenue	044 172 200	0.2	CMU	Corridor Mixed Use	19	48
94	n/a	044 171 230	0.1	R1B	Residential Low Density	1	3
95	530 El Camino Real	044 201 070	0.4	CMU	Corridor Mixed Use	25	62
96	n/a	044 191 010	0.1	R1B	Residential Low Density	1	3
97	1543 Winding Way	044 112 090	0.1	R1B	Residential Low Density	2	5
98	n/a	043 231 080	0.2	R1B	Residential Low Density	1	3
99	3301 Haskins Drive	043 221 330	0.4	R1B	Residential Low Density	1	3

Draft Housing Opportunity Site No.	Site Address (if applicable)	Assessor's Parcel Number	Parcel Size (acres)	Existing Zoning ¹	Existing Land Use Designation	Project Maximum No. of Residential Units*	Project Maximum No. of Residents*
100	n/a	043 231 010	0.2	R1B	Residential Low Density	1	3
101	n/a	044 331 300	0.3	R1B	Residential Low Density	1	3
102	n/a	043 221 210	0.3	R1B	Residential Low Density	1	3
103	n/a	043 222 400	0.2	R1B	Residential Low Density	1	3
104	n/a	043 222 360	0.2	R1B	Residential Low Density	1	3
105	n/a	040 313 310	0.3	VCS	Station Core	0	0
106	n/a	043 222 350	0.2	R1B	Residential Low Density	1	3
107	2207 Semeria Avenue	044 012 510	0.1	R1B	Residential Low Density	0	0
108	n/a	043 241 050	0.4	R1B	Residential Low Density	1	3
109	n/a	045 152 610	0.2	R3	Residential Medium Density	1	3
110	n/a	043 301 170	0.3	R1B	Residential Low Density	1	3
111	n/a	045 152 620	0.4	R3	Residential Medium Density	1	3
112	n/a	045 152 600	0.1	R3	Residential Medium Density	1	3
113	n/a	045 152 120	0.2	R3	Residential Medium Density	1	3
114	n/a	044 043 030	0.1	R1B	Residential Low Density	1	3
115	n/a	045 152 650	0.1	R3	Residential Medium Density	1	3
116	n/a	045 182 260	0.1	VC	Village Core	26	66
117	n/a	045 152 660	0.1	R3	Residential Medium Density	1	3
118	n/a	045 152 550	0.3	R1B	Residential Low Density	2	5
119	n/a	043 302 230	0.1	R1B	Residential Low Density	1	3
120	n/a	043 301 180	0.2	R1B	Residential Low Density	1	3
121	n/a	045 182 200	0.2	VC	Village Core	26	66
122	n/a	045 140 410	2.0	R1E	Residential Low Density	1	3
123	n/a	045 182 220	0.2	VC	Village Core	26	66
124	n/a	045 152 670	0.1	R3	Residential Medium Density	1	3

City of Belmont
Housing Element Update Project

Draft Housing Opportunity Site No.	Site Address (if applicable)	Assessor's Parcel Number	Parcel Size (acres)	Existing Zoning ¹	Existing Land Use Designation	Project Maximum No. of Residential Units*	Project Maximum No. of Residents*
125	n/a	044 243 250	0.2	R1B	Residential Low Density	1	3
126	n/a	045 152 700	0.2	R3	Residential Medium Density	1	3
127	2812 Monte Cresta Drive	043 302 190	0.2	R1B	Residential Low Density	2	5
128	n/a	044 290 080	0.3	R1B	Residential Low Density	1	3
129	1477 El Camino Real	045 247 030	0.2	CMU	Corridor Mixed Use	5	13
130	0 Ralston Avenue	044 260 160	0.6	R1B	Residential Low Density	2	5
131	n/a	043 081 090	0.2	R1E	Residential Low Density	0	0
132	n/a	045 212 120	0.6	R1A	Residential Low Density	1	3
133	n/a	045 081 490	0.2	R1B	Residential Low Density	1	3
134	n/a	045 090 999	0.5	R1H	Residential Low Density	1	3
135	n/a	044 260 340	0.1	R1B	Residential Low Density	1	3
136	608 Harbor Drive	046 032 040	0.1	HIA-1	Harbor Industrial Area 1 (HIA-1)	25	63
137	608 Harbor Drive	046 032 090	0.1	HIA-1	Harbor Industrial Area 1 (HIA-1)	25	63
138	815 Old County Road	040 209 310	0.2	VCS	Station Core	23	58
139	n/a	044 054 330	0.1	R1C	Residential Low Density	0	0
140	n/a	044 054 290	0.2	R1C	Residential Low Density	0	0
141	n/a	044 054 340	0.1	R1C	Residential Low Density	0	0
142	n/a	045 182 270	0.2	VC	Village Core	26	66
143	n/a	045 152 630	0.4	R3	Residential Medium Density	3	8
144	n/a	044 173 010	0.2	CMU	Corridor Mixed Use	12	31

Notes:

*Rounded to whole numbers

¹ Zoning Codes, where DU = Dwelling Unit: SC = Service Commercial, CMU = Corridor Mixed Use, VCS = Village Station Core, VCMU = Village Corridor Mixed use, VC = Village Core, HIA-1 = Harbor Industrial Area-1, R1A = Single Family Residential – 9600 sq. ft./DU, R1B = Single Family Residential – 6000 sq. ft./DU, R1C = Single Family Residential – 5000 sq. ft./DU, R1E = Single Family Residential – 1 acre/DU, R1H = Single Family Residential – ½ acre/DU, R2 = Duplex – 3000 sq. ft./DU, R3 = Multi-Family Residential – 1950 sq. ft./DU

Source for estimated residents: DOF 2021