

# NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT

HOUSING, SAFETY, AND ENVIRONMENTAL JUSTICE ELEMENTS PROJECT  
CITY OF MENLO PARK



December 23, 2021

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Parties and Organizations

**From:** Tom Smith  
Acting Principal Planner  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025

<b>Subject:</b> Notice of Preparation of an Environmental Impact Report for Updates to the City of Menlo Park General Plan 6 <sup>th</sup> Cycle Housing Element Update; Safety Element Update; and a New Environmental Justice Element and Announcement of a Public Scoping Meeting	
<b>Lead Agency:</b> City of Menlo Park	
<b>Project Title:</b> City of Menlo Park Housing, Safety, and Environmental Justice Elements Project	
<b>Project Area:</b> City of Menlo Park	
<b>Purpose of Notice and Public Review Period</b>	
<p>Notice is hereby given that the City of Menlo Park will be the lead agency and will prepare a Subsequent Environmental Impact Report (EIR) for the City of Menlo Park 6<sup>th</sup> Cycle Housing Element Update; Safety Element Update; and a new Environmental Justice Element for the City's General Plan (collectively referred herein as "the Project") in compliance with the requirements of the California Environmental Quality Act (CEQA). The EIR will be a Subsequent EIR to the City's 2016 General Plan EIR (State Clearinghouse Number 2015062054).</p> <p>Pursuant to CEQA, this Notice of Preparation (NOP) is to inform responsible and trustee agencies, as well as interested public agencies, organizations and individuals of the public, that an EIR is being prepared, and to seek input on the scope and content of the EIR. Any agencies with jurisdiction over the proposed action may need to use the EIR prepared by the City when considering their own approval action and should comment on information germane to the agency's statutory responsibilities. The EIR will evaluate the potential environmental impacts of the Project and recommend mitigation measures for any significant impact, as required. Consistent with State CEQA Guidelines Section 15060(d), no Initial Study has been prepared and the EIR will focus on the significant impacts of the Project. Please send comments on the scope of the EIR to the address shown at the end of this Notice.</p> <p>The comment period for this NOP has been extended from the required 30 days because City offices will be closed for the winter holidays beginning December 24, 2021 and will reopen on January 3, 2022. The NOP period is from Thursday, December 23, 2021 through Monday, January 31, 2022. Written or emailed comments are due no later than 5:00 p.m. on Monday, January 31, 2022. Verbal comments may be submitted at a public scoping meeting that will occur at the January 24, 2022 meeting of the City's Planning Commission.</p>	
<b>Project Location</b>	
<p>The City of Menlo Park is located in the San Francisco Bay Area, approximately 30 miles south of downtown San Francisco and about 20 miles northwest of San Jose (latitude 37°27'10"N, longitude 122°11'00"W). The City of Menlo Park is located in the southern edge of San Mateo County and was incorporated in 1927. The City encompasses approximately 17 square miles (approximately seven square miles of which is water) with a population of approximately 35,000 people. The City boundaries and regional location of the City are shown in <b>Figure 1</b>. The geographic extent of environmental analysis included in the EIR for the proposed project will be the City limits.</p> <p>The City of Menlo Park currently includes approximately 14,124 residential dwelling units (State Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021) and an extensive employment base. The City is generally bounded by San Francisco Bay to the north and east; the Cities of East Palo Alto and Palo Alto and Stanford University to the southeast; and Atherton, unincorporated North Fair Oaks, and Redwood City to the northwest. The City is accessed by Interstate 280 (I-280), U.S. Highway 101 (US 101), Caltrain, State Route 84 via the Dumbarton Bridge, and a variety of streets, as well as regional and local pedestrian and bicycles routes. Menlo</p>	

Park has a Caltrain station located near the downtown area and is less than one hour from downtown San Francisco via train.

Menlo Park is known for a range of urban and suburban land uses, including residential neighborhoods of varied densities, its downtown, parks, established business centers, and an emerging center for innovation and technology.

**Figure 2** shows the existing General Plan’s generalized land uses in Menlo Park, and are noted as follows:

- Residential
- Commercial
- Bayfront
- Specific Plan Area
- Parks and Recreation
- Public/Quasi Public
- Baylands
- Bayfront

## **Project Background**

The City of Menlo Park is updating its required Housing Element and Safety Element, and preparing a new Environmental Justice Element. Collectively, these are referred to as the “Housing Element Update” and comprise the Project.

### Purpose of the update to the General Plan Housing Element

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City’s future, and inform local decisions about land use and development, including issues such as circulation, conservation, and safety. The City’s Land Use and Circulation Elements of the General Plan were most recently updated and adopted in 2016. The City’s Safety Element was updated in 2013 and the Housing Element for the 2015-2023 planning period was adopted in 2014.

The Housing Element is one of the state-mandated elements of the General Plan. State law specifically requires the City to update the Housing Element of its General Plan by January 15, 2023, while making any changes to other elements of the General Plan needed to maintain internal consistency and undertaking any related changes to the City’s Zoning Ordinance (Menlo Park Municipal Code Title 16). In accordance with State law, the eight-year planning period for the updated Housing Element will extend from 2023 to 2031; this is also referred to as the 6<sup>th</sup> Cycle Housing Element Update.

The City is proposing to update its Housing Element to comply with the requirements of State law by analyzing existing and projected housing needs, and updating goals, policies, objectives, and implementation programs for the preservation, improvement, and development of housing for all income categories.

### Regional Housing Needs Allocation

In addition to including goals, policies, and implementation programs concerning housing issues, housing elements must include an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the City by the Association of Bay Area Governments (ABAG). ABAG assigns unit amounts to Bay Area jurisdictions based on a regional housing production target set by the California Department of Housing and Community Development (HCD). This assignment is referred to as the Regional Housing Needs Allocation (RHNA).

The City’s current 5<sup>th</sup> Cycle Housing Element (2015 to 2023 planning period; adopted on April 1, 2014; certified on April 16, 2014) provides sites sufficient to accommodate the 2015 RHNA allocation of 655 units, along with an appropriate “buffer.” This means that the current Housing Element identifies enough land zoned at appropriate densities to accommodate the 2015 RHNA allocation. A buffer is necessary to ensure that if one or more of the identified sites are developed at lower densities than projected, or with non-housing uses, there is remaining capacity to provide an ongoing supply of sites for housing during the eight-year planning period/cycle of the Housing Element. If there were no buffer and an identified site developed with a non-housing project or developed at a density less than that anticipated in the Housing Element, then the City could be obliged to identify new sites and amend the Housing Element prior to the end of the cycle.

The need for a substantial buffer is even more important during the 6<sup>th</sup> Cycle Housing Element Update because of new rules in the Housing Accountability Act’s “no net loss” provisions. California State Senate Bill 166 (2017) requires that the land inventory and site identification programs in the Housing Element always include sufficient sites to accommodate the unmet RHNA. This means that if a site is identified in the Housing Element as having the potential

for housing development that could accommodate lower-income units towards meeting the RHNA but is actually developed with units at a higher income level, then the locality must either: 1) identify and rezone, if necessary, an adequate substitute site; or 2) demonstrate that the land inventory already contains an adequate substitute site. An adequate buffer will be critical to ensuring that the City remains compliant with these provisions without having to identify and rezone sites prior to the end of the cycle.

On December 16, 2021, ABAG adopted the Final RHNA, which distributed the regional housing need of 441,176 units across all local jurisdictions in the Bay Area. Providing housing to meet the needs of all income levels is critical to the social and economic health of Menlo Park. The City must plan for its income-based housing allocation to address its share of the Bay Area region's housing needs. San Mateo County's 2021 Area Median Income (AMI) for a household of four persons is \$149,600. Income groups include: "very low income" (less than 50% of AMI); "low income" (51-80% of AMI); "moderate income" (81-120% of AMI); and "above moderate income" (greater than 120% of AMI). Within the 6<sup>th</sup> Cycle Housing Element Update, the City is required to plan for its fair share allocation of housing units by income group. Table 1 shows the RHNA breakdown of required units in Menlo Park across the four income categories. The 5<sup>th</sup> Cycle RHNA and 6<sup>th</sup> Cycle RHNA with and without a 30 percent buffer are included for comparison.

Table 1: 6 <sup>th</sup> Cycle RHNA (2023-2031) Required New Housing Units					
	Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (>120% AMI)	Total New Housing Units
5 <sup>th</sup> Cycle RHNA	233	129	143	150	<b>655</b>
6 <sup>th</sup> Cycle RHNA without buffer	740	426	496	1,284	<b>2,946</b>
6 <sup>th</sup> Cycle RHNA with 30% buffer	962 (740+222)	554 (426+128)	645 (496+149)	1,669 (1,284+385)	<b>3,830 (2,946+884)</b>
Note: The California Department of Housing and Community Development recommends a 15-30% buffer of additional housing units above the RHNA. With the recommended buffer, Menlo Park's 6 <sup>th</sup> Cycle RHNA is 3,388 to 3,830 total new housing units.					

The total housing units required in the 6<sup>th</sup> Cycle RHNA are higher than the 5<sup>th</sup> Cycle RHNA in part because the Bay Area region's overall allocation of 441,176 units from HCD is more than double the last Housing Element cycle's allocation, which was approximately 189,000 units.

Based on HCD's requirements, the City's 6<sup>th</sup> Cycle Housing Element (2023-2031) must identify housing sites for at least 2,946 units at specified levels of affordability (income limits/groups based on AMI, adjusted annually by HCD) plus a buffer of additional units at appropriate densities. The City will also need to rezone the identified sites, as necessary, to accommodate the new units and amend other elements of the General Plan (for example, the Land Use Element) to ensure that the General Plan as a whole remains consistent with the 6<sup>th</sup> Cycle Housing Element Update.

It is important to note that while State law requires the Housing Element to include an inventory of housing sites and requires the City to appropriately zone sites for multifamily housing, the City is not required to actually develop/construct housing on these sites. Future development on identified sites will be at the discretion of individual property owners and will be largely dependent on market forces and in the case of affordable housing, available funding and/or other incentives.

The EIR will consider potential impacts of the 6<sup>th</sup> Cycle Housing Element Update as well as the associated rezoning(s), Zoning Ordinance, and General Plan amendments that would occur as part of the implementation of the Housing Element and any necessary updates to the El Camino Real/Downtown Specific Plan (adopted June 12, 2012) that would occur as part of the implementation of the Housing Element.

#### Purpose of the update to the General Plan Safety Element

The Safety Element is also a state-mandated component of a General Plan. The Safety Element focuses on the protection of the community from risks associated with climate change, earthquakes, floods, fires, toxic waste, and other hazards. The Safety Element is the means by which the City defines what measures will be undertaken to reduce potential risk of personal injury, property damage, and economic and social dislocation resulting from natural and human-made hazards.

The extent of a hazard depends on local conditions since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density, and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure, and emergency services, are potentially greater where high hazards exist.

#### Purpose of the new General Plan Environmental Justice Element

Recent changes in State law require some jurisdictions to include policies related to Environmental Justice in their general plans. Accordingly, the City will be preparing a new Environmental Justice Element concurrent with the updates to the Housing Element and Safety Element. The purpose of the Environmental Justice Element is to address the unique or compounded health risks in “Disadvantaged Communities” within a jurisdiction. These measures could include, but are not limited to, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity. In addition, the element serves to promote civic engagement in the public decision-making process and prioritize improvements and programs that address the needs of these communities.

#### **Project Description**

The Project analyzed in the EIR would include adoption of General Plan amendments that would add or modify goals, objectives, policies, and implementation programs related to housing, safety, and environmental justice that would apply citywide, and that would address the maintenance, preservation, improvement, and development of housing in the city. General Plan amendments would also include conforming amendments to other elements of the General Plan that are necessary to ensure internal consistency.

In addition, as discussed above, the Housing Element would identify specific sites appropriate for the development of multifamily housing (in particular affordable units), and the City would rezone those sites as necessary to meet the requirements of State law. The preliminary list of existing and proposed sites that can accommodate development of multifamily housing includes sites that are located across the City, and is subject to refinement based on additional public input and review of the draft Housing Element by HCD. These proposed sites are listed in **Figure 3** as the “potential housing opportunity sites” for the Housing Element’s housing sites inventory, and represent the land use strategy outlined in the following sections. Locations of the potential housing opportunity sites are shown on the maps in **Figure 4**.

#### Pipeline projects

Adoption of the El Camino Real/Downtown Specific Plan in 2012, the fourth cycle RHNA in 2013, and the ConnectMenlo General Plan Update in 2016 enabled opportunities for over 5,000 new housing units in the City. Currently there are seven major residential projects in the “pipeline” as either approved or pending housing developments that would provide approximately 3,650 new units. These units, as well as smaller projects in the city, could potentially count towards Menlo Park’s RHNA requirement if the residential units are completed after June 30, 2022.

#### Accessory dwelling units (ADUs)

HCD allows the City to determine an annual ADU production rate based on outcomes from 2018-2020. Between 2018-2020, Menlo Park produced an average of 10.6 units per year. At that rate, 85 units could be anticipated during the 6<sup>th</sup> Cycle Housing Element planning period.

#### Net RHNA

The City’s RHNA can be met through a combination of strategies such as pipeline projects noted above, ADUs, and sites zoned for housing and/or mixed use developments. The latter strategies can include existing sites or sites that are rezoned to allow for residential uses and/or higher density housing. The net RHNA is what the City would need to plan for and is the focus of the preliminary land use scenario described in the next section. Table 2 provides a comparison of the total RHNA and the net RHNA, with a breakdown of the remaining number of housing units in each income category. Accounting for approved and pending pipeline projects (3,647 units) and the anticipated ADU production (85 units), the net RHNA (or net new units remaining to meet the City’s RHNA) is 1,490 units affordable to very low, low, and moderate income categories and zero (0) above moderate income, or “market rate” units.

Table 2: Net RHNA

	Very low	Low	Moderate	Above moderate	Total new housing units
	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI	
Sixth cycle RHNA without buffer	740	426	496	1,284	<b>2,946</b>
30% Buffer	222	128	149	385	<b>884</b>
6 <sup>th</sup> cycle RHNA with 30% buffer	962	554	645	1,669	<b>3,830</b>
6 <sup>th</sup> cycle RHNA credit					
Pipeline projects	134	230	230	3,053	<b>3,647</b>
Accessory dwelling units	26	25	26	8	<b>85</b>
Credit subtotal	160	255	256	3,061	<b>3,732</b>
<b>Total net new units needed, without buffer considered</b>	<b>580</b> (740-160)	<b>171</b> (426-255)	<b>240</b> (496-256)		<b>991</b> (580+171+240)
<b>Total net new units needed, with 30% buffer considered</b>	<b>802</b> (962-160)	<b>299</b> (554-255)	<b>389</b> (645-256)		<b>1,490</b> (802+299+389)

#### Preliminary land use scenario

The EIR would analyze up to 4,000 net new housing units to meet the City's RHNA during the planning period. The housing sites would be geographically dispersed throughout the city, primarily located in Council Districts 2, 3, 4 and 5, and could be produced through a combination of rezoning, increased densities, and/or updates to the Zoning Ordinance and based on the following general strategies:

- “Re-use” sites (for RHNA) from the City's current Housing Element and allow “by right” development for projects that include at least 20 percent affordable units. Densities would allow at least 30 dwelling units per acre (du/ac) on these sites, and the maximum potential density may increase beyond 30 du/ac as part of additional site refinement.
- Increase the permitted densities for sites within the El Camino Real/Downtown Specific Plan area to allow at least 30 du/ac at the base level density and potential increases to the maximum bonus level density. The intent is to remove the existing residential cap of 680 units to allow for greater development potential in the Specific Plan area. These actions would require amendments to the Specific Plan and modifications to the Specific Plan development standards.
- Modify the affordable housing overlay (AHO; Menlo Park Municipal Code Chapter 16.98) to allow up to 100 du/ac for 100 percent affordable housing developments (meaning 100 percent of units would be available to low and very low-income residents) and potential increase in densities for mixed-income developments where the percentage of affordable housing exceeds the City's Below Market Rate requirement.
- Modifications to the retail/commercial zoning districts to allow for residential uses and other potential development standards to encourage the production of mixed-use developments (C-2, C-2-A, C-2-B, C-2-S, C-4, P districts).
- Remove the 10,000 square-foot minimum lot size requirement for R-3 zoned properties located around downtown, which would allow all sites a density of up to 30 du/ac.

Sites and densities may be refined by the City Council based on additional public input and analysis and, in combination with the actions described above, would result in a theoretical capacity for housing production greater than the 4,000 housing units to be studied in the EIR. However, 4,000 housing units represents a conservatively large “umbrella” of study for the purposes of environmental review and exceeds the amount of residential development anticipated over the eight-year planning period from 2023 through 2031. The EIR would also include an update of the cumulative growth projection included in the City's 2016 General Plan EIR for the year 2040.

The City Council may also study a potential reduction of residential densities in the Bayfront area (City Council District 1), with equivalent increases in densities in other areas of the city.

**Project Goals and Objectives**

The City of Menlo Park is updating its required Housing Element and Safety Element, and preparing a new Environmental Justice Element. Collectively, these are referred to as the “Housing Element Update” and comprise the Project. There are several goals and objectives for the Project. The project has three overarching and interrelated goals as shown in Table 3. These goals will help achieve the objective of creating and adopting a housing element, environmental justice element, and safety element update with conforming amendments to the land use element and other elements as needed that reflect the values of the community and create a place where all residents can enjoy a high quality of living.

Table 3: Project goals	
Project goal	Intent
Create a balanced community	Plan for the whole community in a sustainable, healthy and balanced way.
Focus on affordability	Focus on affordable housing given the difficulty of developing it as compared to market rate housing, and the demand for affordable housing options.
Forward social justice	Work with the community to help ensure participation and access to the process, and take intentional steps that improve equity for historically marginalized people and areas.

The objectives help achieve the goals, and include, but are not limited to, the following:

- Address housing needs for the City of Menlo Park
- Meet the State-mandated Regional Housing Needs Allocation (RHNA)
- Provide adequate sites for housing development
- Ensure affirmatively furthering fair housing
- Incentivize the development of affordable housing
- Address climate adaptation and resiliency
- Ensure consistency with the Local Hazard Mitigation Plan (LHMP)
- Enhance community safety
- Address environmental justice and community health issues and promote civic engagement and investment in disadvantaged communities

**Potential Environmental Effects of Project**

The environmental analyses and technical sections presented in the Draft EIR would describe the existing conditions in the city. Relevant federal, State, and local laws and regulations, including the current City of Menlo Park General Plan goals and policies, would be summarized.

The methods of analysis and any assumptions that are important to understand the conclusions of the analysis would be described, along with the standards of significance used to determine impacts of the project. The standards for determining impact significance would be based on existing State and federal rules, regulations, laws, City ordinances and policies, and past practices. The standards would be used to determine whether an impact is significant and for the effectiveness of recommended mitigation. Feasible mitigation measures would be identified for each significant impact. The description of mitigation measures would identify the specific actions to be taken, the timing of the action, and the parties responsible for implementation of the measure.

At this time, it is anticipated that an EIR with the following issues/technical sections would be addressed:

- Aesthetics/Light and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils/Paleontology
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Utilities and Service Systems
- Transportation
- Tribal Cultural Resources
- Wildfire

- Hydrology and Water Quality

An Initial Study was not completed as it is anticipated this would be a full EIR and no topic areas would be scoped out with the exception of Agricultural and Forestry Resources and Mineral Resources, which are topic areas that are not anticipated to require further analysis.

#### Alternatives

In order to provide a range of reasonable alternatives to the Housing and Safety Element Updates and new Environmental Justice Element, as required by CEQA Guidelines Section 15126.6, the EIR would examine alternatives to the project, including the required No Project Alternative.

#### Public Scoping Meeting

The City of Menlo Park is hosting a public hearing for the EIR scoping session during the NOP public comment period on **January 24, 2022** during a regularly scheduled Planning Commission meeting beginning at **7:00 p.m.** or as near as possible thereafter via a virtual meeting.

The meeting link would be available with publication of the Planning Commission agenda and staff report on the City's website at [menlopark.org/planningcommissionagenda](http://menlopark.org/planningcommissionagenda), not less than 72 hours in advance of the meeting.

All interested parties are invited to attend the meeting and provide input on the scope of the EIR. Written comments should be provided as indicated below.

#### Submittal of Comments

Comments regarding the scope of the EIR analysis are invited from all interested parties to ensure the full range of project issues of interest are considered. Written comments concerning the EIR for the proposed project should be directed to Tom Smith, Acting Principal Planner (contact information below) no later than **5:00 p.m.** on **January 31, 2022**. **Due to the ongoing Covid-19 pandemic, email correspondence is preferred.** All comments will be considered during preparation of the Draft EIR, which will be circulated for public review, and comments received on the Draft EIR will also be considered and responded to prior to preparation of a Final EIR and consideration and approval of the Project.

If you have any questions regarding the proposed Project or the EIR process, please contact Tom Smith at the contact information listed below.

**Name:** Tom Smith

**Title:** Acting Principal Planner

**Department:** Community Development, City of Menlo Park

**Mail:** 701 Laurel Street, Menlo Park, CA 94025

**Email:** [tasmith@menlopark.org](mailto:tasmith@menlopark.org)

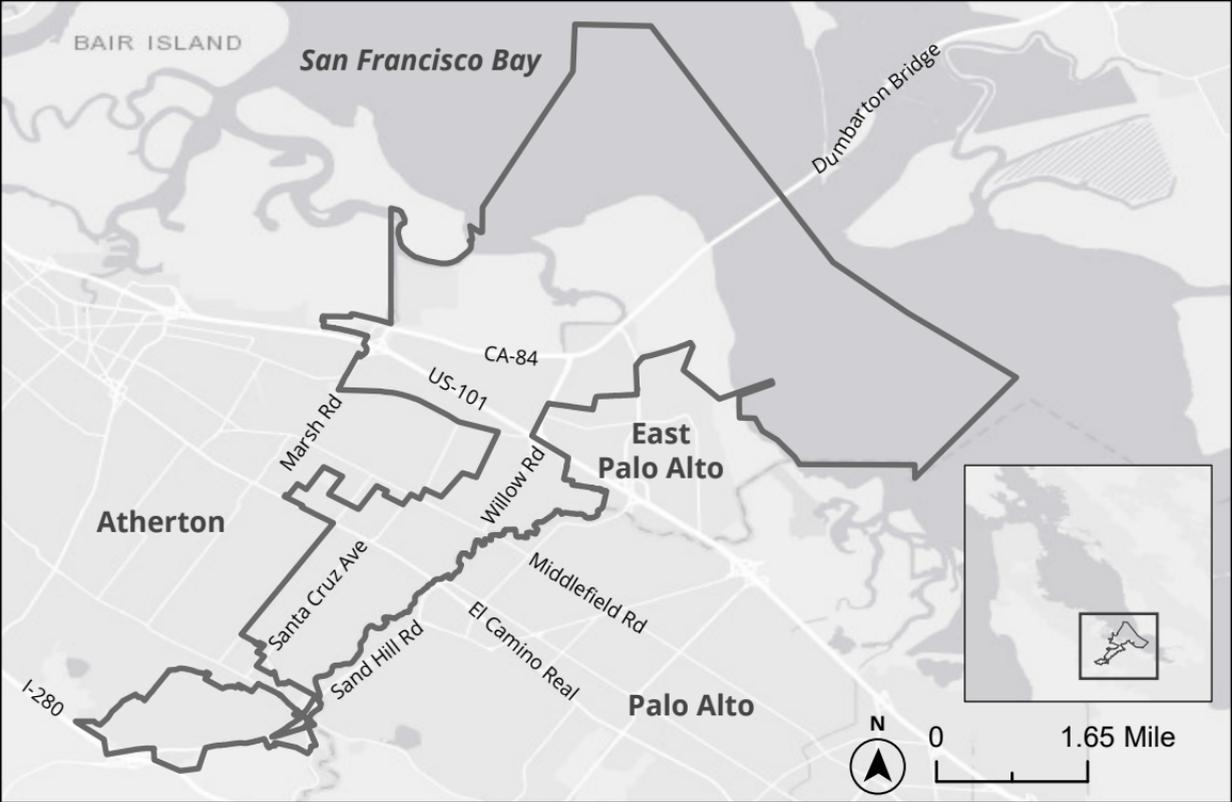
**Phone:** (650) 330-6730

Throughout the Housing Element Update process, the City will be seeking input through a variety of engagement opportunities both in-person and virtual. Please visit the Housing Element Update webpage at [menlopark.org/HousingElement](http://menlopark.org/HousingElement) to stay informed about the project and to sign up for the email list.



\_\_\_\_\_  
Tom Smith  
City of Menlo Park

December 23, 2021



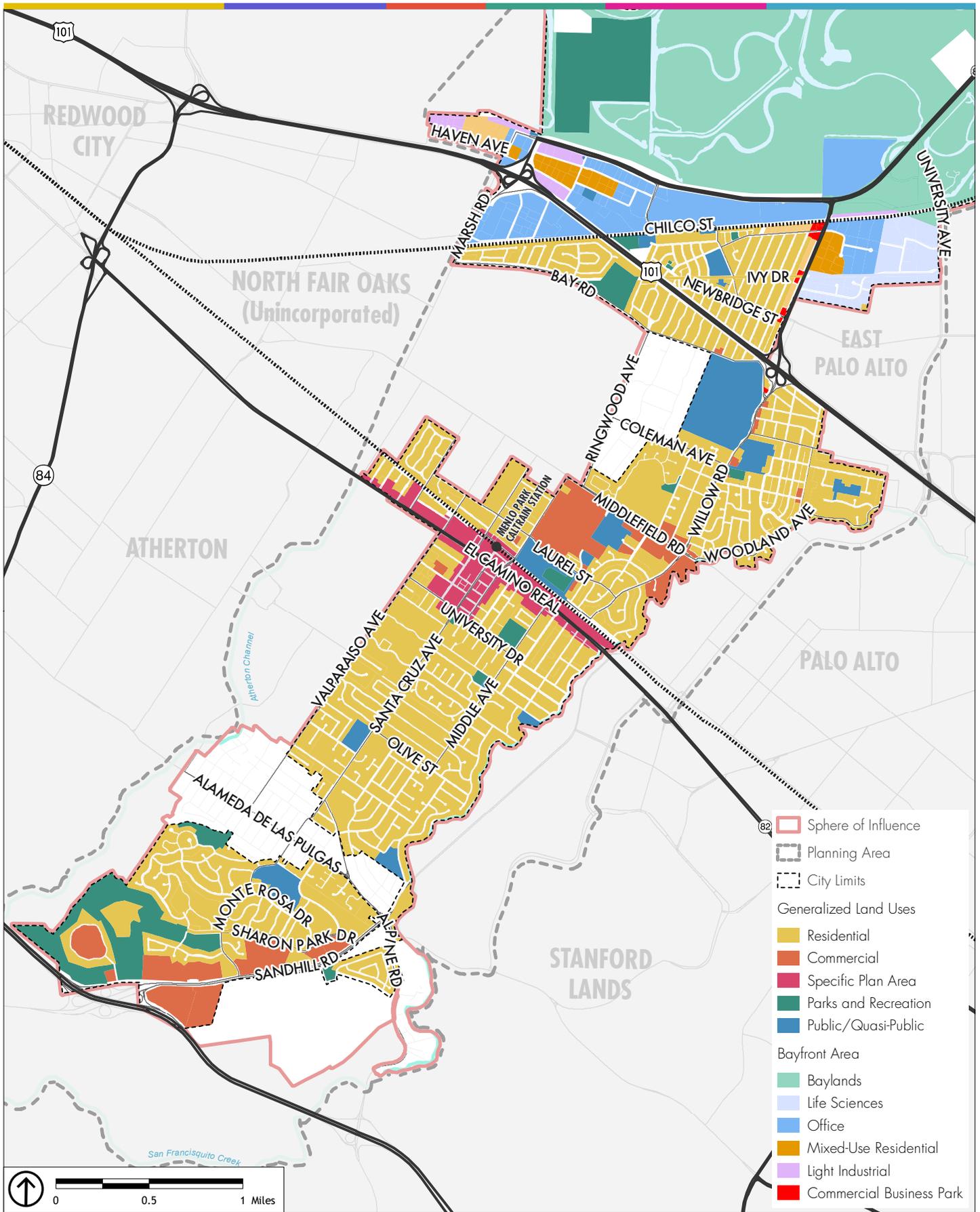
**City of Menlo Park**

 City Boundary

Projection: NAD83 StatePlane California III FIPS 0403 (US Feet)



**Figure 1. City Boundaries and Regional Location**



**Figure 2. General Plan Land Use Designations**

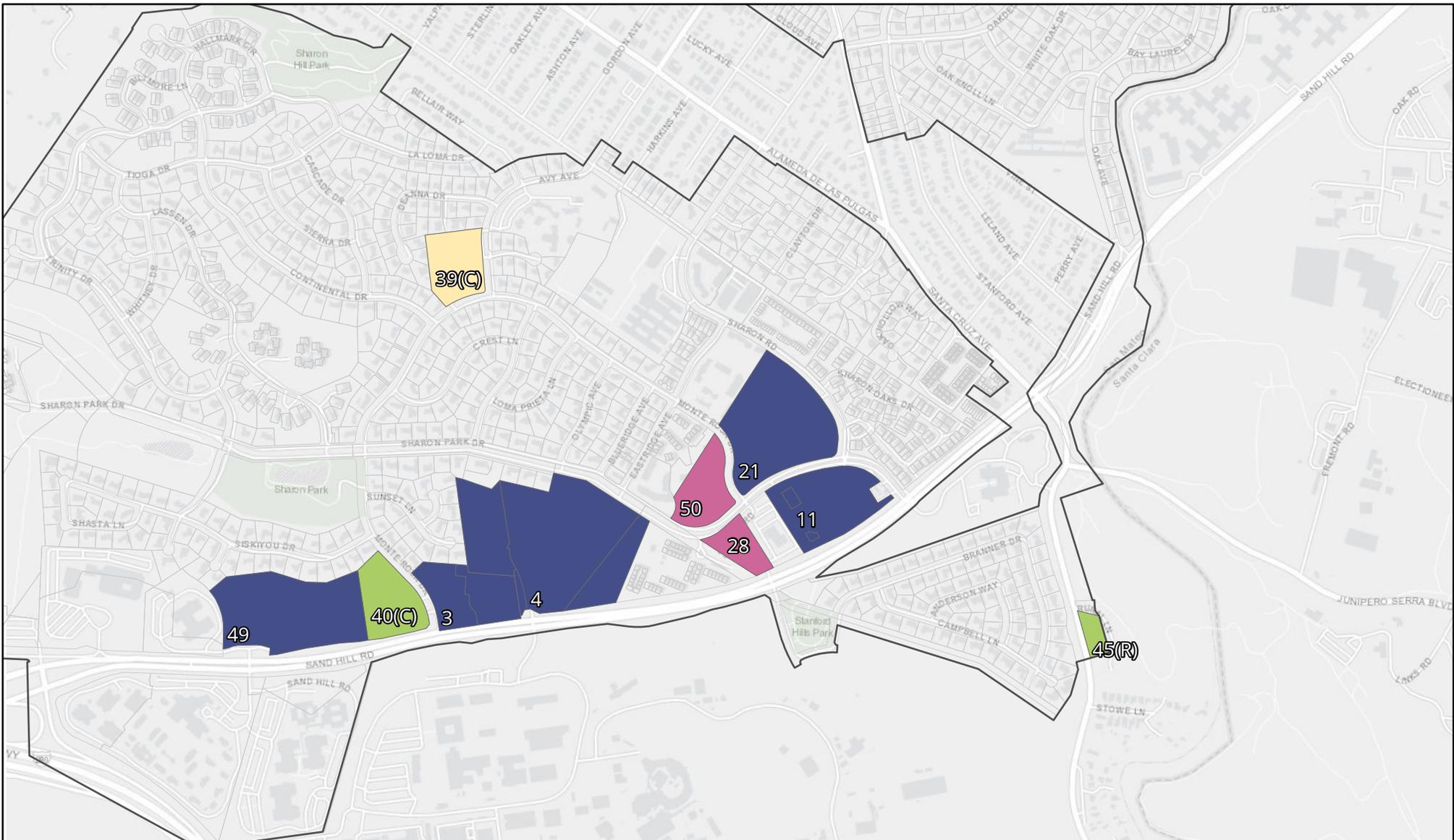
**Note: Specific land use designations are shown in the Bayfront Area and generalized land uses are shown elsewhere.**

**Figure 3. Potential Housing Opportunity Sites List**

Potential Housing Opportunity Sites List			
Site Label	Address	Assessor's Parcel Number(s)	Zoning District
1	525 El Camino Real	071332130	SP-ECR-D: SW
2(R)	1620 El Camino Real	060344250; 060344240	SP-ECR-D: NE-L
3	2500 Sand Hill Road	074270240; 074270250	C-1-C
4	2400-2498 Sand Hill Road	074270280; 074270260; 074270170	C-1-C
5(R)	1100 Alma Street	061412440; 061412430	SP-ECR-D: SA E
6	900 Santa Cruz Avenue	071084220; 071084200; 071084090; 071084110; 071084100	SP-ECR-D: DA
7	728 Willow Avenue	062202050; 062202060; 062202210; 062202060	C-4
8	906 Willow Road	062211170; 062211180; 062211050	C-4; R-3
9	Between Chestnut and Curtis	071284100; 071284080	SP-ECR-D: D
10	Between Crane and Chestnut	071283140; 071283050	SP-ECR-D: D
11	325 Sharon Park Drive	074283100; 074283090; 074283040	C-2
12	345 Middlefield Road	062421070; 062390700	P-F
13(C)	1105 Valparaiso Avenue	071071070	R-E
14	Lot between El Camino Real and Chestnut on west side of Santa Cruz	071102400	SP-ECR-D: D
15	Lot between University and Crane on west side of Santa Cruz	071092290	SP-ECR-D: D
16	Lot between Evelyn and Crane	071281160	SP-ECR-D: D
17	Lot between Curtis and Doyle	071285160	SP-ECR-D: D
18	Lot behind Draeger's	071273160	SP-ECR-D: D
19	Lot off Oak Grove	071094180	SP-ECR-D: D
20	275 Middlefield Road	062422120	C-1
21	350 Sharon Park Drive	074281110; 074281120	R-3-A(X)
22	85 Willow Road	062422080	C-1
23	200 Middlefield Road	062271540	C-1
24	250 Middlefield Road	062271010	C-1
25	8 Homewood Place	062421010	C-1
26	401 Burgess Road	062390170	C-1-A
27	570 Willow Road	062370420	C-4
28	2200 Sand Hill Road	074283070	C-1(X)
29	445 Burgess Drive	062390200	C-1-A
30	720 Menlo Avenue	071284110	SP-ECR-D: D
31	800 Oak Grove Avenue	071091520	SP-ECR-D: DA
32	930 Santa Cruz Avenue	071084140	SP-ECR-D: DA
33	1008 University Drive	071274140	SP-ECR-D: DA
34	707 Menlo Road	071288610	SP-ECR-D: DA
35	1300 University Drive	071091310	SP-ECR-D: DA
36	1377 El Camino Real	071103490	SP-ECR-D: ECR NW
37	801-877 El Camino Real	071331180	SP-ECR-D: ECR SW
38	320 Sheridan Drive	055303110	R-1-U
39(C)	2250 Avy Avenue	074351100	R-1-S
40(C)	2650 Sand Hill Road	074260740	R-1-S
41	431 Burgess Drive	062390190	C-1-A
42	425 Burgess Drive	062390180	C-1-A
43(R)	1133-1159 El Camino Real	071102130	SP-ECR-D: SA W
44(R)	1436 El Camino Real	061422350	SP-ECR-D: ECR NE
45(R)	Rural Lane	074311600	R-1-S
46(R)	796 Live Oak Avenue	071288560	R-3 near SP-ECR/D
47	555 Willow Road	062285300	R-3
48(R)	700 El Camino Real	071333200	SP-ECR-D: ECR SE
49	2700-2770 Sand Hill Road	074260750	C-1-A

### Potential Housing Opportunity Sites List

Site Label	Address	Assessor's Parcel Number(s)	Zoning District
50	600 Sharon Park Drive	074282070; 074282090	R-3-A(X)
51	949 El Camino Real	071288570	SP-ECR-D
52	1246 El Camino Real	061430070	SP-ECR-D
53(R)	1189 El Camino Real	071102350	SP-ECR-D
54(R)	607 Menlo Avenue	071288190	SP-ECR-D
55(R)	1161 El Camino Real	071102390	SP-ECR-D
56(R)	1179 El Camino Real	071102370	SP-ECR-D
57	761 El Camino Real	071332080	SP-ECR-D
58	751 El Camino Real	071332090	SP-ECR-D
59(R)	905 El Camino Real	071288580	SP-ECR-D
60	335 Pierce Road	062013170	R3
61(R)	610 Santa Cruz Avenue	071102140	SP-ECR-D
62(R)	550 Ravenswood Avenue	061412160	SP-ECR-D
63	3875 Bohannon Drive	055251120	O
64	795 Willow Road	062470060	PF
65	1000 Marsh Road	055251340	O
66	3885 Bohannon Road	055251220	O
67	3905 Bohannon Drive	055253140	O
68	3925 Bohannon Drive	055253150	O
69	4005 Bohannon Drive	055253240	O
70	4025 Bohannon Drive	055253190	O
71	4060 Campbell Avenue	055253030	O
72	4060 Campbell Avenue	055253200	O
73	4065 Campbell Avenue	055251270	O



## Potential Housing Opportunity Sites

Sharon Heights

Page 1 of 4

### Acres (# of Sites)

< 0.5 ac (18)

0.5 - 0.9 ac (21)

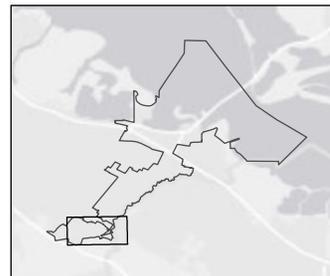
1 - 5 ac (26)

> 5 ac (8)

City Boundary

(R) = Reuse Site from 5th Cycle  
Housing Element

(C) = Religious Facility



0 0.07 0.14 Mile



Projection: NAD83 StatePlane  
California III FIPS0403 (USFeet)



Figure 4. Potential Housing Opportunity Sites Maps



# Potential Housing Opportunity Sites

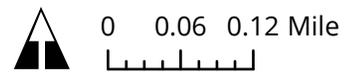
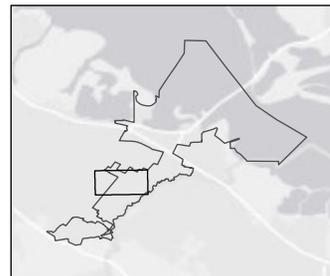
Downtown

### Acres (# of Sites)

- < 0.5 ac (18)
- 0.5 - 0.9 ac (21)
- 1 - 5 ac (26)
- > 5 ac (8)

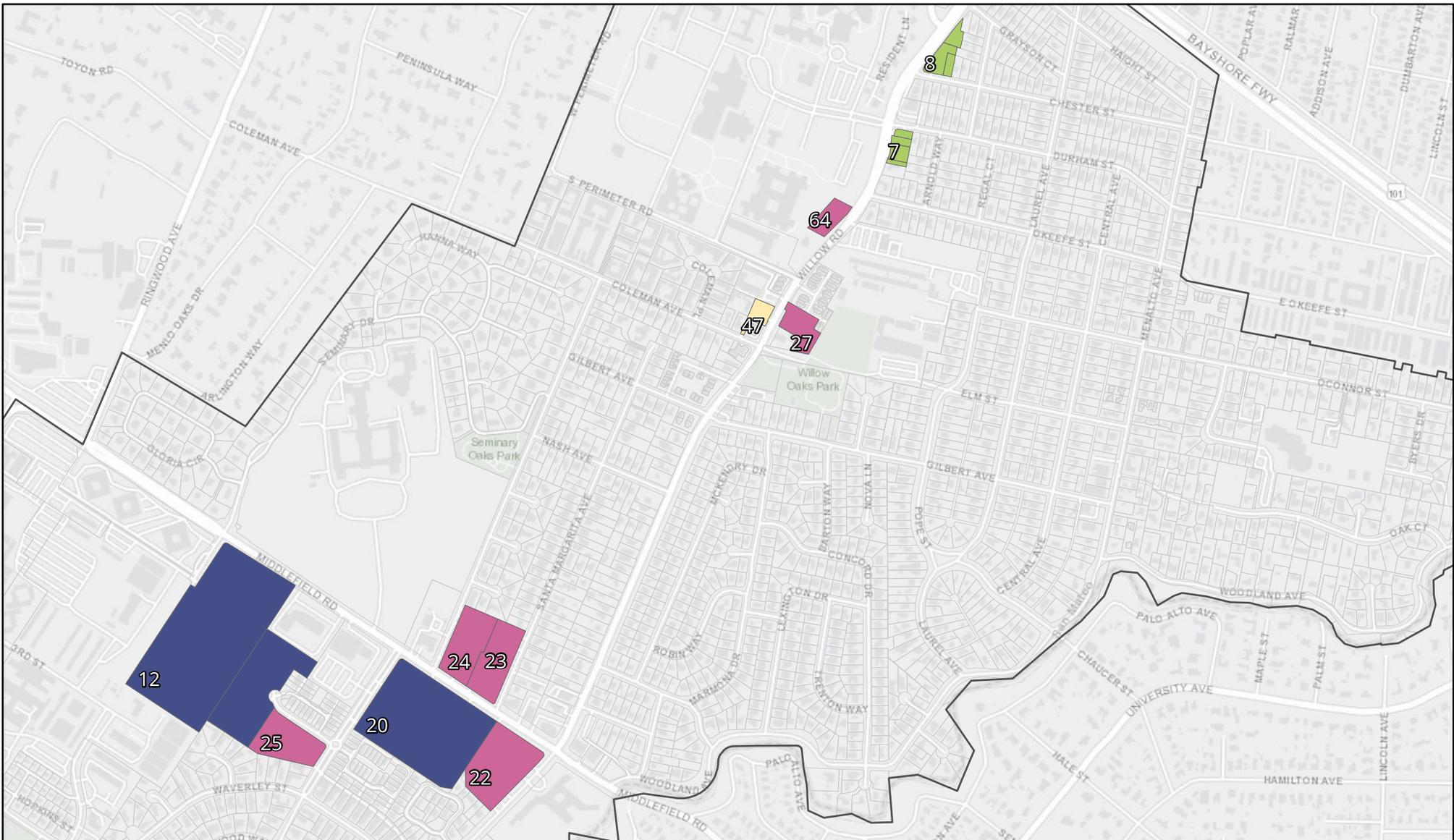
City Boundary

(R) = Reuse Site from 5th Cycle Housing Element  
 (C) = Religious Facility



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)





# Potential Housing Opportunity Sites

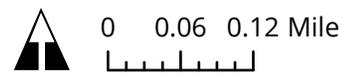
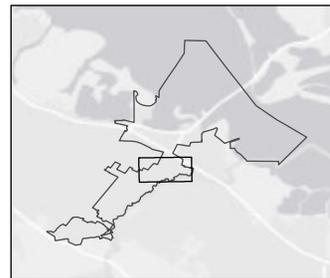
Middlefield and Willow

### Acres (# of Sites)

- < 0.5 ac (18)
- 0.5 - 0.9 ac (21)
- 1 - 5 ac (26)
- > 5 ac (8)

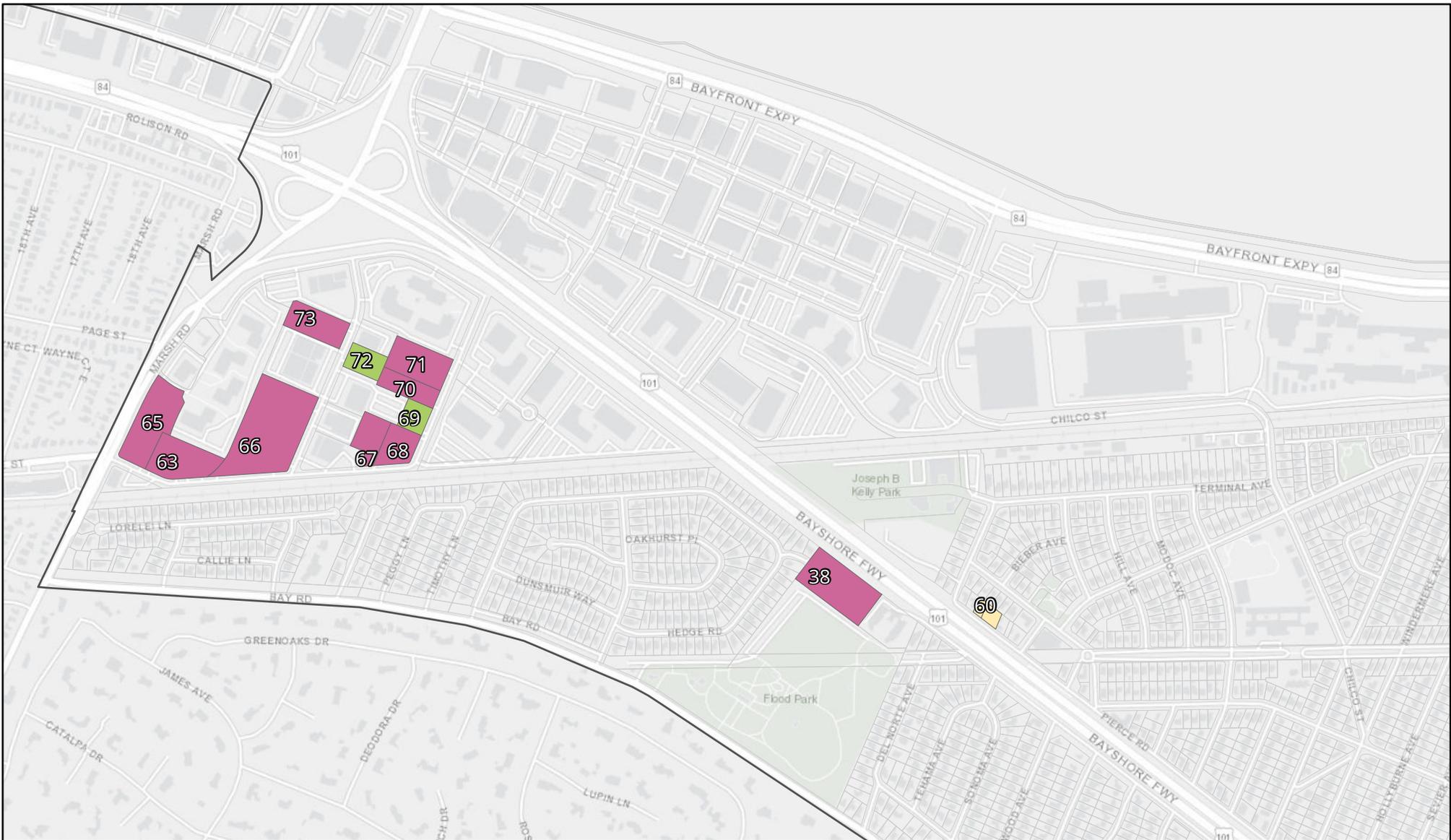
City Boundary

(R) = Reuse Site from 5th Cycle Housing Element  
 (C) = Religious Facility



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)





# Potential Housing Opportunity Sites

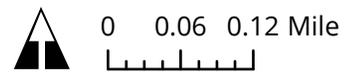
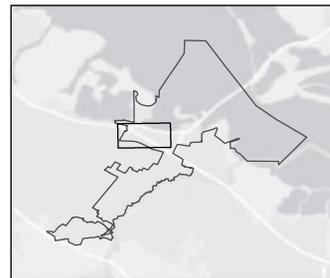
Marsh and US-101

### Acres (# of Sites)

- < 0.5 ac (18)
- 0.5 - 0.9 ac (21)
- 1 - 5 ac (26)
- > 5 ac (8)

City Boundary

(R) = Reuse Site from 5th Cycle Housing Element  
 (C) = Religious Facility



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

