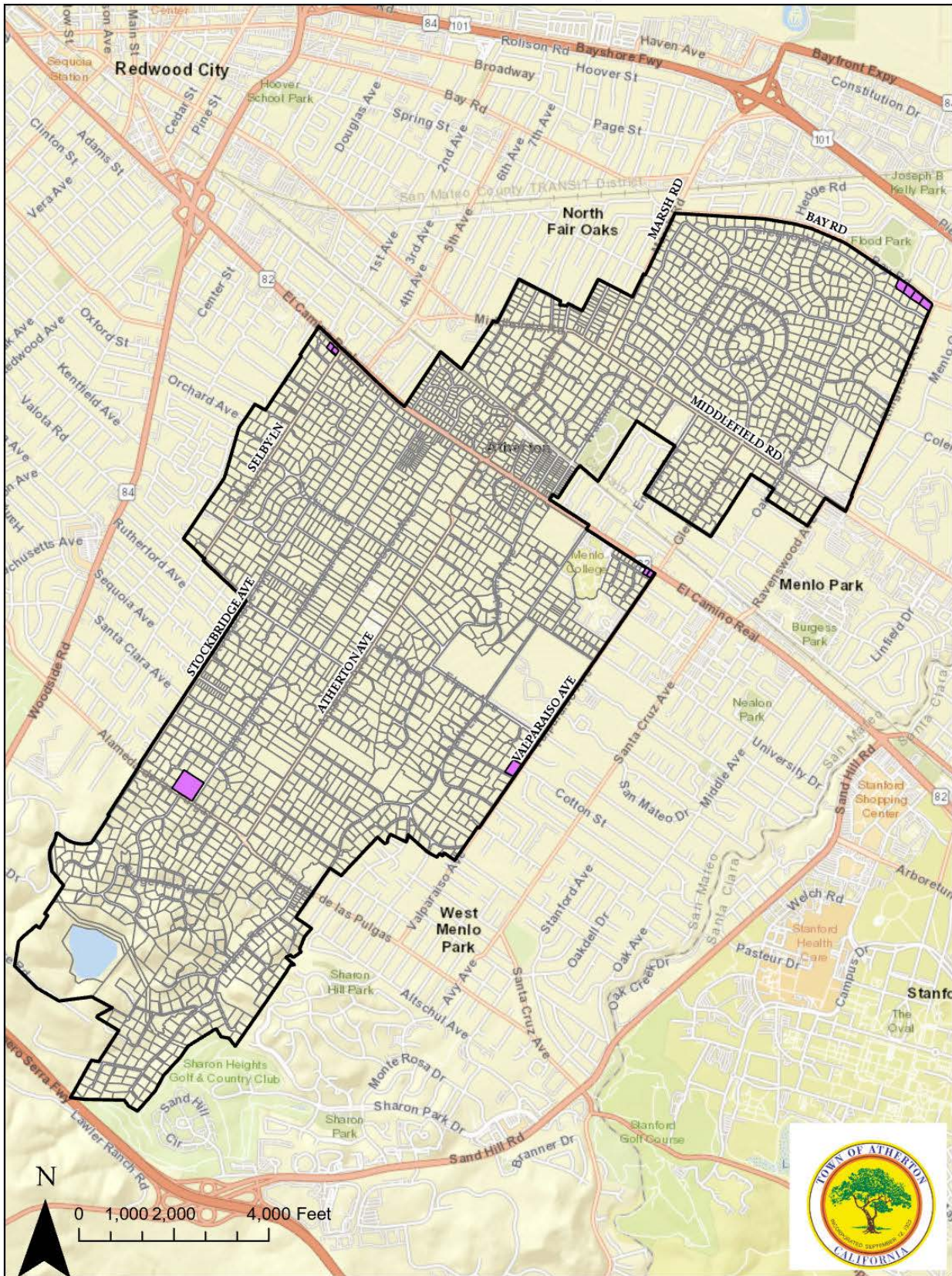


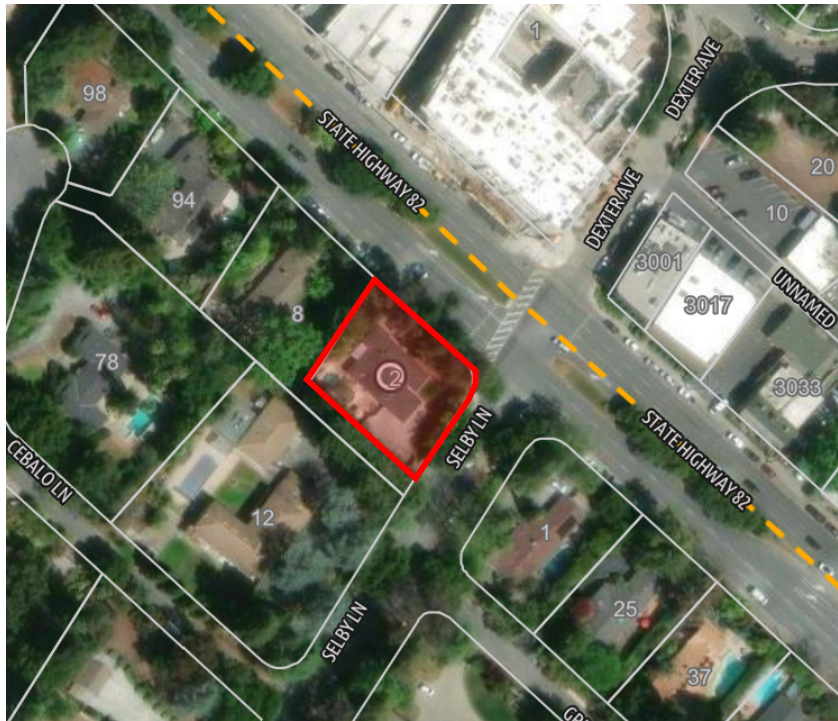
Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)

Atherton Multi-Family Sites



**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**2 Selby Lane
EL CAMINO CORRIDOR**



Site Acreage: 0.33 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 0.15

Zoning Options:

SB 10 : 5 Units (recommended)

R-10 : 3 Units

R-15 : 5 Units

R-20 : 7 Units (recommended)

R-30 : None

Greatest Total Unit Potential: 7

Factors Supporting Development:

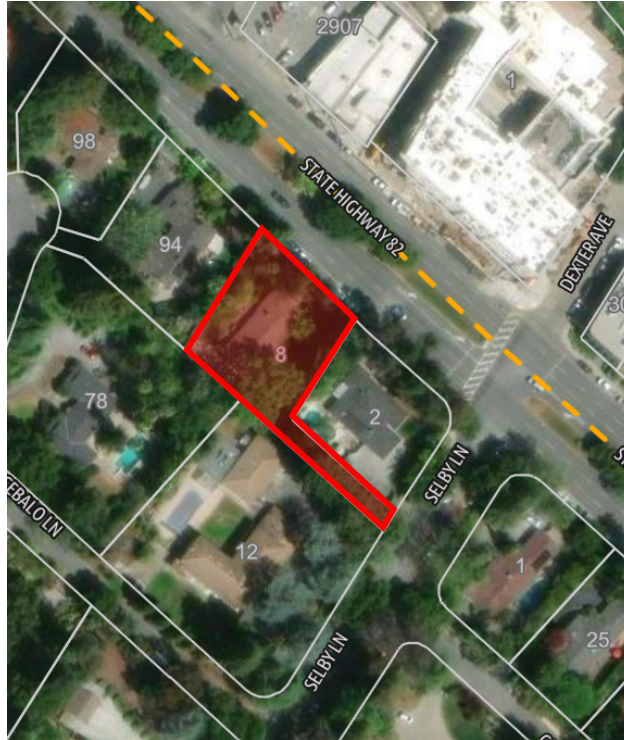
- ✓ Less than 1 mile to Target store on El Camino Real
- ✓ SamTrans bus routes Access on El Camino Real
- ✓ High Resource Area
- ✓ Developed circa 1959

Factors Challenging Development:

- ▶ Less than 0.5 acres

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**8 Selby Lane
EL CAMINO CORRIDOR**



Site Acreage: 0.37 acres

General Plan Land Use:
Low Density Single Family Residential

Land Value Improvement Ratio: 1.18

Zoning Options:

SB 10 : 5 Units (recommended)
R-10 : 4 Units
R-15 : 6 Units
R-20 : 7 Units (recommended)
R-30 : None

Greatest Total Unit Potential: 7

Factors Supporting Development:

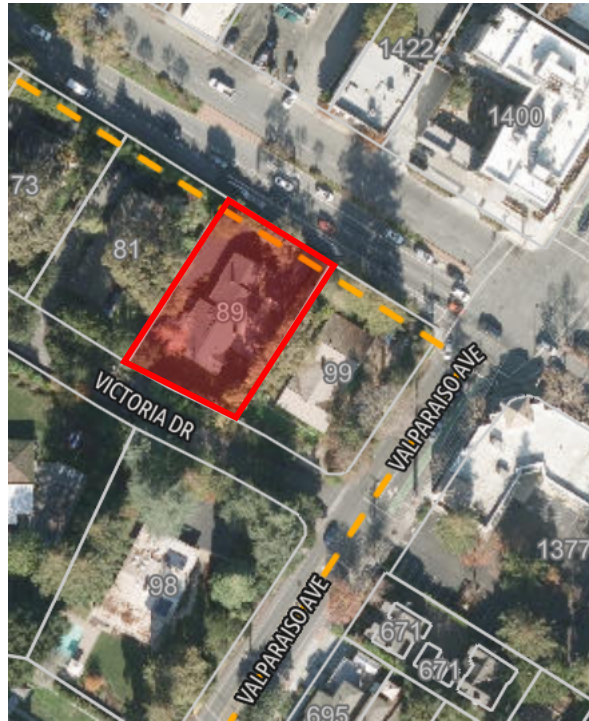
- ✓ Less than 1 mile to Target store on El Camino Real
- ✓ SamTrans bus routes Access on El Camino Real
- ✓ High Resource Area
- ✓ Developed circa 1959

Factors Challenging Development:

- ▶ Less than 0.5 acres

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**89 Victoria Drive
EL CAMINO CORRIDOR**



Site Acreage: 0.32 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 0.40

Zoning Options:

SB 10 : 5 Units (recommended)

R-10 : 3 Units

R-15 : 5 Units

R-20 : 6 Units (recommended)

R-30 : None

Total Unit Potential: 6

Factors Supporting Development:

- ✓ 0.31 mile from Menlo Park Caltrain Station.
- ✓ SamTrans Bus Routes on El Camino Real
- ✓ 0.50 mile from grocery stores (Trader Joes & Draegers).
- ✓ Retail & Health Care services in close proximity
- ✓ High Resource Area
- ✓ Developed circa 1955

Factors Challenging Development:

- ▶ Less than 0.5 acres

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**99 Victoria Drive
EL CAMINO CORRIDOR**



Site Acreage: 0.30 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 1.00

Zoning Options:

SB 10 : 5 Units (recommended)

R-10 : 3 Units

R-15 : 5 Units

R-20 : 6 Units (recommended)

R-30 : None

Greatest Total Unit Potential: 6

Factors Supporting Development:

- ✓ 0.50 mile from grocery stores (Trader Joes & Draegers)
- ✓ Retail & Health Care services in close proximity.
- ✓ SamTrans Bus Routes on El Camino Real
- ✓ High Resource Area
- ✓ Developed circa 1956

Factors Challenging Development:

- ▶ Less than 0.5 acres

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**97 Santiago Avenue
VALPARAISO AVE
CORRIDOR**



Site Acreage: 1.43 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 0

Zoning Options:

SB 10 : 10 Units

R-10 : 14 Units (recommended)

R-15 : 21 Units

R-20 : 29 Units

R-30 : None

Greatest Total Unit Potential: 29

Factors Supporting Development:

- ✓ More than 0.5 acres
- ✓ Vacant Lot
- ✓ Owner Interest
- ✓ 0.50 mile from Hillview Middle School
- ✓ On SamTrans Bus Route
- ✓ 0.75 mile to food stores
- ✓ High Resource Area

Factors Challenging Development:

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**290 Polhemus Avenue
ALAMEDA DE LAS PULGAS
CORRIDOR**



Site Acreage: 1.7 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 0.84

Zoning Options:

SB 10: 10 Units

R-10: 17 Units (recommended)

R-15: 26 Units

R-20: 34 Units

R-30: None

Greatest Total Unit Potential: 34

Factors Supporting Development:

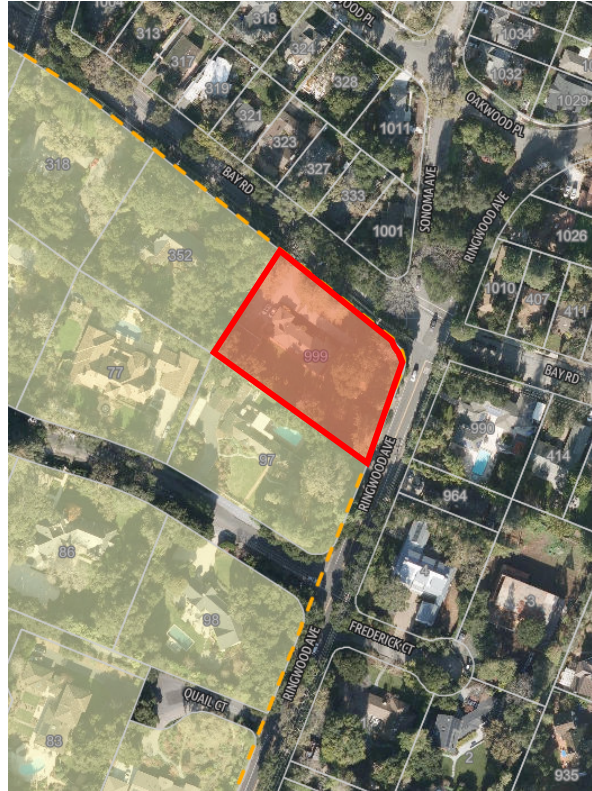
- ✓ More than 0.5 acres
- ✓ 0.42 mile to Woodside High School
- ✓ 1.4 miles to Lucky Supermarket at Woodside Plaza (RWC)
- ✓ SamTrans stop across the street (school bus routes only)
- ✓ High Resource Area
- ✓ Developed circa 1942

Factors Challenging Development:

- Property owner interest unknown

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**999 Ringwood Avenue
BAY ROAD CORRIDOR**



Site Acreage: 0.99 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 0.01

Zoning Options:

SB 10 : 9 Units

R-10 : 9 Units

R-15 : 14 Units

R-20 : 18 Units

R-30 : 27 Units

Greatest Total Unit Potential: 27

Factors Supporting Development:

- ✓ More than 0.5 acres
- ✓ 0.50 mile to Laurel School Lower Campus
- ✓ 0.90 mile to Menlo-Atherton High School
- ✓ 0.70 mile (15 min walk) to Belle Haven School & Public Library Branch
- ✓ 0.39 Mile to VA Medical Center
- ✓ Bus Stops on Bay Rd & Ringwood Ave
- ✓ 0.16 mile to Flood Park (less than 5 min walk)
- ✓ 1.2 miles (walking) to Soleska Market in Belle Haven.
- ✓ Developed circa 1940

Factors Challenging Development:

- Property owner interest unknown

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**352 Bay Road
BAY ROAD CORRIDOR**



Site Acreage: 0.92 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 1.41

Zoning Options:

SB 10 : 9 Units

R-10 : 9 Units

R-15 : 14 Units

R-20 : 18 Units

R-30 : 28 Units

Greatest Total Unit Potential: 28

Factors Supporting Development:

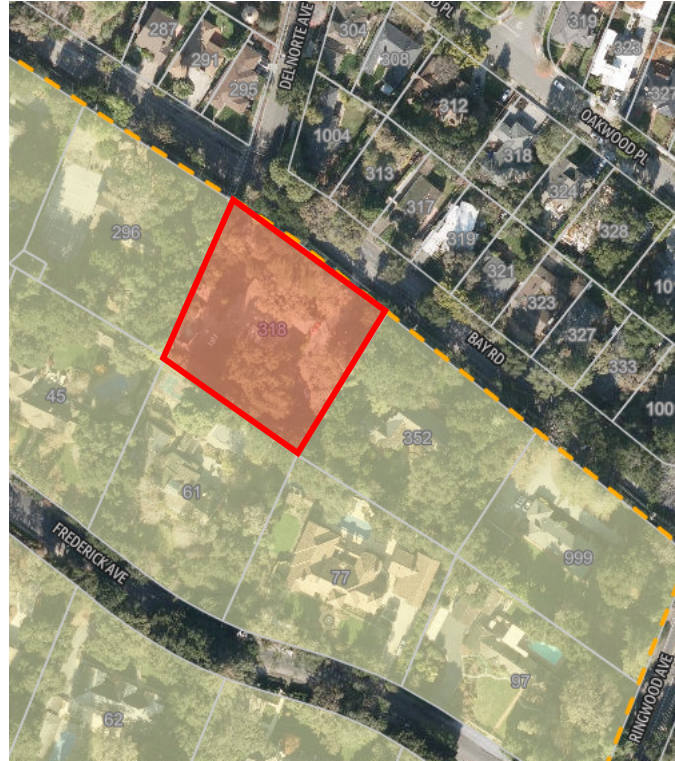
- ✓ More than 0.5 acres
- ✓ 0.50 mile to Laurel School Lower Campus
- ✓ 0.90 mile to Menlo-Atherton High School
- ✓ 0.70 mile (15 min walk) to Belle Haven School & Public Library Branch
- ✓ 0.39 Mile to VA Medical Center
- ✓ Bus Stops on Bay Rd & Ringwood Ave
- ✓ 0.16 mile to Flood Park (less than 5 min walk)
- ✓ 1.2 miles (walking) to Soleska Market in Belle Haven.
- ✓ 1.6 miles (driving) to Soleska Market in Belle Haven
- ✓ Developed circa 1941

Factors Challenging Development:

- ▶ Property owner interest unknown

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**318 Bay Road
BAY ROAD CORRIDOR**



Site Acreage: 0.94 acres

General Plan Land Use:
Low Density Single Family Residential

Land Value Improvement Ratio: 1.34

Zoning Options:

SB 10 : 9 Units
R-10 : 9 Units
R-15 : 14 Units
R-20 : 19 Units
R-30 : 28 Units

Greatest Total Unit Potential: 28

Factors Supporting Development:

- ✓ More than 0.5 acres
- ✓ 0.50 mile to Laurel School Lower Campus
- ✓ 0.90 mile to Menlo-Atherton High School
- ✓ 0.70 mile (15 min walk) to Belle Haven School & Public Library Branch
- ✓ 0.39 Mile to VA Medical Center
- ✓ Bus Stops on Bay Rd & Ringwood Ave
- ✓ 0.16 mile to Flood Park (less than 5 min walk)
- ✓ 1.2 miles (walking) to Soleska Market in Belle Haven.
- ✓ 1.6 miles (driving) to Soleska Market in Belle Haven
- ✓ Developed circa 1941

Factors Challenging Development:

- Property owner interest unknown

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

**296 Bay Road
BAY ROAD CORRIDOR**



Site Acreage: 0.93 acres

General Plan Land Use:

Low Density Single Family Residential

Land Value Improvement Ratio: 0.68

Zoning Options:

SB 10 : 9 Units

R-10 : 9 Units

R-15 : 14 Units

R-20 : 19 Units

R-30 : 28 Units

Greatest Total Unit Potential: 28

Factors Supporting Development:

- ✓ More than 0.5 acres
- ✓ 0.50 mile to Laurel School Lower Campus
- ✓ 0.90 mile to Menlo-Atherton High School
- ✓ 0.70 mile (15 min walk) to Belle Haven School & Public Library Branch
- ✓ 0.39 Mile to VA Medical Center
- ✓ Bus Stops on Bay Rd & Ringwood Ave
- ✓ 0.16 mile to Flood Park (less than 5 min walk)
- ✓ 1.2 miles (walking) to Soleska Market in Belle Haven.
- ✓ 1.6 miles (driving) to Soleska Market in Belle Haven
- ✓ Developed circa 1957

Factors Challenging Development:

- ▶ Property owner interest unknown

**Atherton 6th Cycle Housing Element
Identified Multi-Family Residential Opportunity Sites
that meet Locational Criteria for Environmental Review (CEQA)**

General Notes:

- 1) For Atherton, "SB 10" assumes: 5 units for parcels between 0.30 and 0.50 ac
1 additional unit every tenth of an acre up to .99 ac
10 units for parcels of 1 acre or greater
- 2) Lots smaller than 0.50 acre can develop under SB 10, unless they are consolidated, then they can develop under R-20.
- 3) R-10 allow 10 du/ac
R-15 allows 15 du/ac
R-20 allow 20 du/ac
R-30 allows 30 du/ac