

MSB Alternative Site Concepts

Site Name	Corridor	Address	APN(s)	Est. Acreage	Zoning	Potential Rezoning, if needed	Min DU/Acre	Est. # of Units	Very Low	Low	Moderate	Above Moderate	Affordability Program	Pros	Cons	CEQA Action	Estimated Costs
Municipal Services Building	N ECR	33 Arroyo Dr	010 400 270	1.87	T4C	n/a	80	150	56	56	37	0	Public Private Partnership - 100% Affordable	City owned and controlled	In HE as a potential mixed income project that is 100% affordable so other sites may need to be contemplated in similar concept if small site; substantial change in use from current use	Consistent with General Plan EIR	
W. Orange Library (Closed)	N ECR	840 W Orange Avenue	013 250 050	1.54	Public	RH-37.5 to match adjacent zoning; could consider higher density zoning	38	58	22	22	14	0	Public Private Partnership - 100% Affordable	City owned and controlled; high resource area	Will require a rezoning and subsequent CEQA analysis and costs; substantial change in use from current use	Requires CEQA Analysis; No clear Streamlining Exemptions	~ \$100K Consultant Contract
San Mateo Co. Courthouse	N ECR	APN 011302280	011 302 280	1.20	RM-22		22	26	10	10	7	0	Public Private Partnership - 100% Affordable	County has shown willingness to construct housing on other SMCo sites; adjacent to BART; high resource area	County controlled and portion of site dedicated to new healthy facility; Will require a rezoning and subsequent CEQA analysis and costs; substantial change in use from current use	Consistent with General Plan EIR	-
		999 Grand Ave	011 311 150	1.60	RM-22	22	35	13	13	9	0						
		1024 Mission Road	011 311 170	2.54	Public	RM-22 to match adjacent zoning; could consider higher density zoning	22	56	21	21	14	0					
							Totals	117	44	44	29	0					
SSF BART - Parking Areas	N ECR	1600 El Camino Real (Parking Structure)	010 292 110; 010 212 080	6.00	T5 Corridor		80	480	48	24	0	408	15% rental inclusionary applied	Has high density zoning in place; adjacent to BART; substantial development capacity; BART has proven record of supporting on-site housing	BART requires parking replacement plan; substantial change in use from current use	Consistent with General Plan EIR	~ \$50k Parking Needs Assessment
		1500 El Camino Real (fronts Mission)	010 213 080	2.60	T5 Corridor	80	208	21	10	0	177						
							Totals	688	69	34	0	585					
Foxridge School (Closed)	N ECR Adjacent	257 Longford Drive	091 231 070	23.00	RM-22		22	506	190	190	127	0	Public Private Partnership - 100% Affordable	Has zoning in place; substantial development capacity; state law permits workforce (teacher) housing on former school sites; high resource area	Not transit friendly; substantial change in use from current use	Consistent with General Plan EIR	-
Skyline Blvd Open Space	N ECR Adjacent	No Address - Open Space	091 090 999	13.50	OS	Adjacent zoning is RM-22	22	297	111	111	74	0	Public Private Partnership - 100% Affordable	Adjacent to existing Skyline Village Condominium and associated roadway infrastructure	Not transit friendly; substantial change in use from current use as open space; hillside ordinance may apply limiting development; has second adjacent parcel but shared jurisdiction with Pacifica	Requires CEQA Analysis; No clear Streamlining Exemptions	~ \$100K Consultant Contract