



2023-2031

HOUSING ELEMENT

Town of Danville

Appendix C

Resources & Inventory



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1. Overview

This appendix presents information on staff resources and funding available to support the Town of Danville's housing developments. It provides a detailed list of the various programs developers of housing can avail themselves of to fund housing projects, especially housing that is affordable. Most affordable projects require multiple sources of funding to fully address the cost of housing, sometimes as many as 12 sources of funding or more.

Financial Resources

The extent to which Danville can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of funds are available to support affordable housing activities in the Town, described below. Many, if not most, of these funds do not flow directly to the Town, but rather are administered through the County, the State, or the federal government. The Town will work with developers to pursue these funding sources.

Town Funds

Successor Agency

The primary local source of funds for affordable housing in Danville has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB)x1 26, redevelopment agencies across California were eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. With the subsequent passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low- and Moderate-Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund, which is set up as the Town's Low- and Moderate-Income Housing Funds. According to the 2021-2022 final budget, the Town of Danville expects to have about \$1.28M in its Low- and Moderate-Income Housing Asset Fund by June 30, 2022.

County Funds

Community Development Block Grants (CDBG)

The County is an Entitlement jurisdiction under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As such, the County receives funding from HUD on an annual basis and is able to provide grants to non-profit and governmental agencies to develop viable urban communities through the provision of services to the low- and moderate-income community. Programs and services include development of housing for persons with special needs; services to the elderly, those with disabilities, and children; expanding economic opportunities; and public improvements.

HOME Investment Partnership Program

The County also uses HOME Investment Partnership Program (HOME) funds for projects to acquire, rehabilitate, and construct housing for lower-income households. HOME funds can also be used for home buyer or rental assistance.

Emergency Solutions Grants (ESG)

ESG funds are used to provide shelter and related services to the homeless. The County Department of Conservation and Development (DCD) coordinates the allocation of ESG funds with the County's Homeless Program office and the Continuum of Care (CoC) Board.

Other Funding Sources

The following table identifies additional funding federal and State resources for affordable housing activities, including but not limited to new construction, acquisition, rehabilitation, and homebuyer assistance. This list includes those funding sources most likely to be available for housing development in Danville.

Table 1. Funding Sources

Program	Description
Federal Programs	
1BContinuum of Care (CoC) Program	2BFunding is available on an annual basis through HUD to quickly rehouse homeless individuals and families.
5BHousing Choice Vouchers	The government's major program for assisting very low-income families, the elderly, and the disabled to afford housing through rental subsidies that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of their income).
7BHome Ownership for People Everywhere (HOPE)	8BProvides grants to low-income people to achieve homeownership.
9BHousing Opportunities for Persons with AIDS (HOPWA)	10BFunds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
11BHousing Preservation Grants	12BGrants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
13BLow-Income Housing Tax Credit (LIHTC) Program	Tax credits for the for the acquisition, rehabilitation, or new construction of rental housing for lower-income households. Project equity is raised through the sale of tax benefits to investors. 4% and 9% credits available.
17BHUD Section 202 Supportive Housing for the Elderly Program	18BInterest-free capital advance to private, non-profit sponsors to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing.
21BSection 811 Project Rental Assistance	22BSection 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD. Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA.
23BState Programs	
24BAffordable Housing and Sustainable Communities Program (AHSC)	25BFunds land use, housing, transportation, and land preservation projects that support infill and compact development and GHG emissions.
26BCalHome	27BGrants to local public agencies and non-profits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used for ADU/JADU assistance (i.e., construction, repair, reconstruction, or rehabilitation).
28BCalHFA Residential Development Loan Program	29BLoans to cities for affordable, infill, owner-occupied housing developments.
30BCalifornia Emergency Solutions and Housing (CESH)	31BGrants for activities to assist persons experiencing or at-risk of homelessness.
34BCommunity Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	35BA subsidiary of the CDBG program that provides relief to eligible entities due to hardship caused by COVID-19.

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Program	Description
36BEmergency Housing Assistance Program (EHAP)	37BFunds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
38BGolden State Acquisition Fund (GSAF)	39BShort-term loans (up to five-years) to developers for affordable housing acquisition or preservation.
40BHomekey	41BGrants to acquire and rehabilitate a variety of housing types (e.g., hotels, motels, vacant apartment buildings) to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
42BHomeless Emergency Aid Program (HEAP)	43B\$500 million block grant program designed to provide direct assistance to cities, counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and Prevention (HHAP) Program	45BHHAP Round 1: \$650 million grant to local jurisdictions to support regional coordination and expand or develop local capacity to address immediate homelessness challenges. 46BRound 2: \$300 million grant that provides support to continue to build on regional collaboration to develop a unified regional response to homelessness.
Housing for a Healthy California (HHC)	48BFunding for supportive housing opportunities intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	50B\$5 million in funding to counties for the support of housing navigators to help young adults aged 18 to 21 secure and maintain housing, with priority given to young adults in the foster care system.
53BInfill Infrastructure Grant Program (IIG)	54BGrant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
55BLocal Early Action Planning (LEAP) Grants	56BAssists cities and counties to plan for housing through providing one-time, non-competitive planning grants.
57BLocal Housing Trust Fund Program (LHTF)	58BLending for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60%AMI. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
59BMortgage Credit Certificate (MCC) Program	60BIncome tax credits to first-time homebuyers to buy new or existing homes.
61BMulti-Family Housing Program (MHP)	62BLow-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
63BNo Place Like Home	64BInvests in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness or chronic homelessness, or at risk of chronic homelessness.
65BPermanent Local Housing Allocation Program (PLHA)	66BGrants (competitive for non-entitlement jurisdictions) available to cities to assist in increasing the supply of affordable rental and ownership housing, facilitate housing affordability, and ensure geographic equity in the distribution of funds.
67BPredevelopment Loan Program (PDLP)	68BShort-term loans to cities and non-profit developers for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.

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Program	Description
69BRegional Early Action Planning (REAP) Grants	70BGrant funding intended to help COGs and other regional entities collaborate on projects that have a broader regional impact on housing.
73BSupportive Housing Multi-Family Housing Program (SHMHP)	74BLow-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
75BTransformative Climate Communities (TCC) Program	76BCompetitive grants for planning and implementation of community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the state's most disadvantaged communities.
77BTransit Oriented Development Housing Program (TOD)	78BLow-interest loans and grants for rental housing that includes affordable units near transit.
79BTransitional Housing Program (THP)	80BFunding to counties for child welfare services agencies to help young adults aged 18 to 25 find and maintain housing, with priority given to those previously in the foster care or probation systems.
81BVeterans Housing and Homelessness Prevention Program (VHHP)	82BLong-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
83BWorkforce Housing Program	84BGovernment bonds issued to cities to acquire and convert market-rate apartments to housing affordable to moderate-/middle-income households, generally households earning 80% to 120% of AMI.

2. Administrative Resources

Town of Danville

The Town of Danville's Development Services provides administrative services, housing and community development services to residents, developers, and others interested in housing issues.

Contra Costa County Housing Authority

The Town does not operate its own housing authority but is served by HACCC. HACCC provides rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County. HACCC administers approximately 9,000 vouchers under the Housing Choice Voucher Program and offers rental assistance for units at 23 properties through the Project Based Voucher Program. HACCC also manages 1,168 public housing units across the county, though none of these units are within Danville. The Housing Authority does provide Housing Choice Vouchers to approximately 11 households in Danville.

Site Inventory Overview

A key component of the Housing Element is a projection of a jurisdiction's housing supply. State law requires that the element identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. This includes an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, including analysis of the development capacity that can realistically be achieved for each site.

Per State law, the State of California, in conjunction with Association of Bay Area Governments (ABAG), has projected future population figures for the nine Bay Areas counties, which translates into the need for

additional housing units. Each jurisdiction is then assigned a portion of the regional need based on factors such as growth of population and adjusted by factors including presence of a major transit station, such as a BART station, proximity to jobs, and high resource areas that have excellent access to amenities, such as good school and employment centers. This assignment is known as the Regional Housing Needs Allocation (RHNA). Each jurisdiction must ensure that there is enough land at appropriate zoning densities to accommodate its RHNA in its Housing Element in four income categories (very low-, low-, moderate- and above moderate-income). The RHNA for Town of Danville for the Housing Element 2023-2031 is 2,241 units.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. It is based on the Town's current land use designations and zoning requirements. The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner's intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether or not to develop any particular site always remains with the owner of the property, not the Town. Based on previous Housing Elements, the Town anticipates that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory.

Based on the proposed list of sites, the number of units that might be able to be developed at various affordability levels is then estimated, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was also completed using the actual average built densities for developments built on land with various zoning designations over the past five years.

The adequate sites analysis demonstrates that there is enough land to meet the ABAG Regional Housing Needs Allocation with the proposed rezonings. The analysis for affordable housing units for extremely low, very low, and low-income households is based on the assumption that land zoned at densities higher than 30 units to the acre can facilitate affordable housing development. A more thorough discussion of the methodology is provided in the Housing Element base document.

The Sites Inventory was developed to meet all applicable statutory requirements and provide a realistic and achievable roadmap for the Town to meet and potentially exceed its RHNA. The Sites Inventory is summarized as follows:

- The housing sites are spread throughout the Town, with all located in high resource areas, to meet AFFH requirements.
- It includes conservative production and density assumptions for the identified housing sites.
- The housing projections do not have any reliance on new units developed under SB9.

3. RHNA Status

Units Approved, Permitted, or Under Construction

For the 6th cycle Housing Element update, the Town of Danville has been assigned a RHNA of 2,241 units. While the Housing Element planning period for the ABAG region covers from January 31, 2023 through January 23, 2031, the RHNA projection period began on June 30, 2022. Therefore, any housing units that can be finalized after June 30, 2022 can be credited toward the RHNA.

Table 2 (Pg. C-6) list projects that were under construction, approved, and entitled as of July 2023. These projects can be credited toward the Town's RHNA. Affordability of these units is based on how the projects were approved. The 50-unit project W. El Pintado is a senior condominium project at market rate. The Hartz Avenue project includes five density bonus units at moderate income level. Construction of this project is underway as of November 2023, with the demolition of the existing FAZ restaurant. Magee Ranch has 69 units, including

seven affordable ADUs. As of November 2023, 36 units have already been issued building permits. All units at Magee Ranch have already been sold. Therefore, all of these units shown in Table 2 are reasonable expected to be available during the Housing Element planning period.

Table 2. Credits Against RHNA

As of July 2023	Very Low	Low	Moderate	Above Moderate	Total
Under Construction					
359 & 375 W. El Pintado	0	0	0	50	50
600 Hartz Avenue	0	0	5	32	37
Magee Ranch	0	7	0	69	76
Total	0	7	5	151	163

Projected ADUs

Furthermore, State law allows local jurisdictions to project the number of ADUs that may be constructed over the Housing Element planning period based on historical trends. For the Town of Danville, ADUs activities have been fairly robust during the last three years since the State changed the ADU law in 2020 and the City’s adoption of the local ADU Ordinance in 2021. In addition, the City also prepared pre-approved plans for different unit sizes (600, 800, and 1,000 square feet) that are available to property owners at no costs. As a result, there is a clear upward trend of ADU activities as demonstrated by the records below:

- 2020 – 17 ADUs permitted
- 2021 – 46 ADUs permitted
- 2022 – 35 ADUs permitted

An average of 32 units of ADUs have been permitted in Danville over the last few years. The Town anticipates this trend to continue to produce 240 ADUs over eight years. Based on ABAC’s ADU Rent Survey that was approved by HCD, the income/affordability distribution of these 240 units is: 72 very low income units; 72 low income units; 72 moderate income units; and 24 above moderate income units.

Accounting for the units under construction/approved/entitled and projected ADUs, the Town has a remaining RHNA of 1,838 units. The Town must identify sites with adequate capacity to fully accommodate this remaining RHNA.

Table 3. Summary of RHNA Status

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	652	376	338	875	2,241
Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838



4. Redevelopment Trends

State law requires that for nonvacant sites, the Town must demonstrate the potential and likelihood of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

Further, if nonvacant sites accommodate 50 percent or more of the lower-income RHNA, demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period, including adopted findings based on substantial evidence.

New multifamily development within Danville will be predominantly located within the downtown where there are few sites that can be considered vacant. Given the lack of vacant land, the Town has developed a track record of nonvacant sites redeveloping from non-housing to housing uses. The following table illustrates that non-vacant sites have been proposed for redevelopment. The uses existing on-site were fully operational at the time development proposals were submitted to the Town demonstrating that even properties with active commercial uses have been changed to residential. The existing uses include offices, retail, service station, older residential, and associated parking areas. In the sites inventory, the Town has identified non-vacant sites with existing uses similar to those on redeveloped sites to best reflect the local market trends.

Table 4. Non-Vacant Sites - Recent Projects, Pipeline Projects

Project Name	Existing Conditions	APN	Acres	Prior Use	Lower	M	AM	TOTAL	COMMENTS
Approved/Under Construction/Recently Completed Projects									
600 Hartz Avenue Mix Use Project 600 Hartz Avenue	IVLR: 0.47	208-022-041	1.19	Restaurant	-	5	32	37	Approved by Planning Commission
El Pintado Residences 375 & 359 West El Pintado	Data Not Available	200-140-011	1.88	Single Family Residence			50	50	50 Senior Condominiums under construction
El Dorado 134 El Dorado Avenue	Data Not Available	208-041-002	0.30	Single Family			5	5	Construction completed in May 2022
Pipeline Projects									
510 La Gonda Way	Year: 1973 FAR: 0.14 IVLR: 0.67	200-131-005	1.70	Vacant Office	80	-		80	Near term

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Table 4 continued:

Project Name	Existing Conditions	APN	Acres	Prior Use	Lower	M	AM	TOTAL	COMMENTS
107 Town and Country	Year: 1977 FAR: 0.40 IVLR: 0.86	208-060-053	3.89	Commercial Retail	93	18	6	117	Near term
315 Diablo Road	Year: 1981 FAR: 0.83 IVLR: 3.81	216-120-043	0.45	Office	-	4	10	14	Near term
319 Diablo Road	Year: 1978 FAR: 0.35 IVLR: 1.68	216-120-042	1.71	Office	36	6	9	51	Near term
425 El Pintado	Year: 1976 FAR: 0.04 IVLR: 0.45	200-040-012	2.24	Office	48	12	7	67	Near term

FAR = Floor Area Ratio

IVLR = Improvement Value to Land Ratio

In addition, the Town has met with numerous owners of active commercial properties in the downtown area who have indicated a desire to be included as a RHNA housing site and to redevelop their properties. These sites include retail/restraint shopping centers, and sites with existing old office buildings. The detailed sites table includes 32 parcels where the property owners have been in communications with Town staff and specifically have expressed interests in redeveloping their properties into multi-family/mixed use housing. These properties are currently improved with a variety of uses including:

- Auto-related uses
- Commercial stores
- Office buildings
- Parking
- Restaurants
- Residential units
- Shopping centers

The pandemic has accelerated many trends that had already been set in motion due to the increased use of online services:

- Increased online shopping, reducing demand on retail space.
- Increased eBanking, resulting in banks consolidating local branches. A recent article in [Bankingdive.com](https://www.bankingdive.com) discusses the increasing trend of branch closures. Bank of America's strategic plan focuses on pursuing new markets such as Milwaukee and New Orleans and to grow its market share with a small number of centers. For every new location opens, the bank will close two existing locations. Well Fargo Bank is also among some of the major banks that are closing many local branches. In the month of May 2023 alone, Wells Fargo closed 17 branch offices nationwide. Single use bank buildings surrounded by large parking areas are particularly often targeted for closure and disposition of the properties.

- Increased remote working, reducing demand for office space. Even with the ending of shelter in place, many businesses have continued to offer the option of telecommuting and are able to economize by consolidating office spaces.
- Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses.

The 32 parcels with expressed interests from property owners or developers regarding redevelopment all exhibit the following characteristics:

- Year of construction – The median year built is 1967, but ranges between 1946 and 2001. It should be noted however, the quality of the assessor data is such that many parcels are missing the year of structure built data. To the extent possible, other sources, such as real estate listing sites are used to provide supplemental information on age of structure. This analysis uses 30 years of age as the threshold. In general, buildings over than 30 years begin to show signs of fatigue and often require significant investments to modernize. A shopping/retail center, however, is considered outdated if it has not been renovated for more than 15 years. Recent news articles comparing the Westfield Mall in Downtown San Francisco and that in Santa Clara point to the critical difference - Santa Clara Westfield Mall had undergone a \$1.1 billion renovation in 2019 whereas the one in Downtown San Francisco had not been renovated for more than 16 years. Buildings constructed prior to 1990 also are not compliant with ADA requirements. Any major improvements will require the buildings be brought up to codes regarding accessibility. This is often challenging financially in general and physically in particular for older buildings. Therefore, this analysis uses 30+ years as the age threshold.
- Existing FAR (Floor Area Ratio) – The average FAR is 0.30, although office building and commercial centers typically have higher FARs. When multiple parcels form a site, the average FAR may be calculated as some parcels are developed with structures while other parcels are developed as parking to serve the on-site uses. This average FAR is significantly below the currently allowable 0.80 and the proposed change to 1.20. The discrepancy between existing and currently/potentially allowable FAR renders these parcels feasible for redevelopment. Because of the proposed FAR increase, the threshold used is 0.60, less than half of the potential FAR.
- Existing Improvement Value to Land Ratio (IVLR) – The average IVLR is 1.22. Properties that are currently developed as residential uses and commercial centers/office buildings typically have higher IVLR. For example, an old apartment complex in less than adequate conditions are valued high with an IVLR of about 6.0. The owner has expressed interest in redeveloping these units due to the conditions. An office building also has an IVLR of over 3.8, where the owner is interested in redeveloping into housing/mixed use. Shopping centers also typically have higher IVLR, usually around 2.50 to 3.50. A commercial center and office development with high IVLR may represent a financial liability, as property taxes are assessed based on values that are not correlating to market conditions such as rental income and business revenues. Therefore, comparing IVLR should also consider the types of uses. For this analysis, office buildings, shopping centers, commercial centers, and existing multi-family residential uses, the threshold is 3.0, significantly less than the values recorded for similar properties with owner interest to redevelop. For all other uses, the threshold is the average IVLR of 1.22. For IVLR, another consideration is the overall site value. While a specific individual parcel may have a high IVLR due to lot size or other factors, when the site is considered as a whole, the overall value may be significantly different and enhance the redevelopment feasibility of the site. The site IVLR is provided for each site in the detailed descriptions on the following pages.



5. Available Sites

The Town examined its existing land use policies, zoning standards, and development patterns and identified a number of vacant and underutilized sites that are available to accommodate additional housing units over the next eight years. The existing sites alone were not adequate to fully accommodate the remaining RHNA of 1,838. The Town implemented a rezone program to rezone and upzone additional properties to provide expanded opportunities for new housing. This rezoning was completed on January 17, 2023 concurrent with the adoption of the Housing Element and prior to the statutory deadline (January 31, 2023) of the 6th cycle Housing Element update.

In selecting sites for the RHNA, the Town looked for sites that are vacant or underutilized, particularly those with expressed interest from developers/property owners to redevelop the properties. Specifically, the Town identified a number of Housing Opportunity Sites (HOS) that have significant potential for future residential development but were not zoned to facilitate higher density development. These sites have a variety of sizes, including smaller parcels. These HOS are detailed at the end of this appendix and were rezoned to either M-35 or DBD13 on January 17, 2023 along with the first adoption of the Danville 2023-2031 Housing Element. The Town created two new multi-family residential zones -- M-35 and DBD 13 -- with a density range of 30 to 35 units per acre. Sites with Downtown Danville were rezoned to DBD 13 and sites outside of Downtown were rezoned to M-35.

Overall, sites included in the inventory are:

Tier 1: These sites are either currently vacant or with developer/property owner interests to redevelopment and therefore, the existing uses are not likely to impede redevelopment:

1. Vacant;
2. With expressed property owner/developer interest in redevelopment; or
3. Tier 2: These are nonvacant sites that are similar in characteristics exhibited by pipeline/pending projects or sites with expressed redevelopment interests: Nonvacant sites meeting three of the following four criteria:
 - Age of structure – over 30 years
 - Existing FAR – less than 0.30, compared to the allowable FAR of 0.80 for DBD 13 and M-35; the Housing Element includes a program (6.1j) to increase the FAR to 1.20
 - Existing ILVR less than 1.22 for most uses, except for office buildings, shopping/commercial centers, and existing multi-family residential uses, for which a threshold of 3.0 is used
 - Height: Existing buildings are below the allowable height limit of three stories. Because there is no readily available data that documents heights of existing structures, staff checked the height of parcels that meet only two of the above factors. These parcels are developed with single-story structures with a significant potential to intensify on site.

Lower density residential nonvacant sites are mostly excluded from the sites inventory, unless with developer interests, or redevelopment of the site can at least yield 5 times the existing number of units on site. The few nonvacant low density residential sites included typically involve the demolition of only one unit on site to make room for at least 5 times the units, based only on minimum density.

Among the Tier 2 sites, there are only two parcels that are located within the same larger site (HOS L-1), where the parcels only met two of the four factors (age of structure and height). One is a small parcel used as an auto-related use and another is a small office use. However, the site is comprised primarily with older buildings and large parking areas, and marginal uses. A property owner has already expressed interest in redevelopment. Nevertheless, this site has been removed from the inventory as a RHNA site, although it has been rezoned to allow for high density multi-family development.

Small Sites

The sites inventory includes some small sites to accommodate the RHNA. Small sites are primarily used to fulfill moderate or above moderate income RHNA obligations. No small sites, are used for lower income RHNA. When small parcels are being included as part of a larger sites, their capacities are presumed to facilitate moderate income units only. Furthermore, this Housing Element includes an implementation action to facilitate shopping center redevelopment and a separate action to facilitate lot consolidation.

Existing Uses Not as Constraints

Throughout the Housing Element update process, the Town has conducted numerous public meetings and the Town has been in communications property owners. Many property owners have expressed interest in redevelopment of their properties. There are no known long-term leases that may impede redevelopment over the Housing Element planning period.

Through refinements of the sites selection process, multiple sites with existing uses or physical characteristics that are not consistent with regional redevelopment trends or with sites with expressed development interests have been removed from the sites inventory. Overall, 21 parcels, totaling 102 units in capacity (22 lower, 13 moderate, 67 above moderate income units) have been removed from the sites inventory in the originally adopted Housing Element. These include HOS L-1 (commercial and office uses) and HOS-J (BevMo).

Among the sites identified for this RHNA cycle, 53 percent of the capacity is available on sites already with expressed development interest. Specifically, 63 percent of the sites capacity for lower income units is on sites with development interest, representing 83 percent of the remaining lower income RHNA units. Therefore, existing uses on the RHNA sites are not expected to impede the Town's ability in accommodating its Realistic Capacity.

The Town has few vacant residential properties remaining; most are zoned for single-family uses in low density neighborhoods (one to three units per acre). To estimate development capacity on these sites, the minimum density of the zone range is used but each vacant parcel is assumed to hold at least one unit as a legally subdivided parcel. Capacity on multi-family sites was estimated at the minimum density of the zone. Combined, the sites inventory offers adequate capacity for meeting the Town's RHNA for all income groups, with an overall surplus capacity of 315 units (17 percent) over the remaining RHNA after pipeline projects and projected ADUs.

Table 5. Adequate Sites for RHNA (Vacant versus Nonvacant)

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	652	376	338	875	2,241
Approved/Permitted/Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838
Available Sites					
Vacant	25	0	259	284	
Nonvacant	1,134	294	441	1869	
Total Sites Capacity	1,159	294	700	2153	
Surplus/(Shortfall)	282	33	0	315	
% Buffer Over Remaining RHNA	32%	13%	0%	17%	

Table 6: Adequate Sites for RHNA (Housing Opportunity Sites)

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	652	376	338	875	2,241
Approved/Permitted/Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838
Available Sites					
Housing Opportunity Sites	1,134		288	391	1,813
Non-Housing Opportunity Sites	25		6	309	340
Total Sites Capacity	1,159		3294	700	2153
Surplus/(Shortfall)	282		33	0	315
% Buffer Over Remaining RHNA	32%		13%	0%	17%

Used in Prior Cycles

None of the sites inventory were used in the previous cycles of the Housing Element.



Missing Middle

The Community Presbyterian Church contacted the Town with its conceptual plan to expand its campus and add multifamily affordable housing for its staff and members. The SRVCA (San Ramon Valley Christian Academy) campus is comprised of 19 parcels and right-of-ways, totaling about 6.5 acres.

Table 7: Missing Middle – Sites to be Rezoned

APN	Acres	Units	Existing Use
196201002	0.24	4	SF Home
196201003	0.24	4	SF Home
196201004	0.25	4	SF Home
196201005	0.25	4	SF Home
196201006	0.24	4	SF Home
196201007	0.24	4	SF Home
196201008	0.024	0	SF Home
196201009	0.31	5	SF Home
196201010	0.3	5	SF Home
196201011	0.275	5	SF Home
196201012	0.23	4	SF Home
196201013	0.23	4	SF Home
196201018	0.22	3	SF Home
196201030	0.23	4	SF Home
196201031	0.23	4	SF Home
196201032	0.43	8	SF Home
196201033	0.21	3	SF Home
196201034	0.39	7	SF Home
196201052	1	20	SF Home
ROW	0.96	19	ROW
Total	6.50	115	

Currently the area is owned by the church and developed with church facilities and 18 single-family homes. The church plans on redeveloping the single-family homes into multi-family housing and is requesting the area to be rezoned from single-family use to medium density residential uses at 20-25 units per acre. At a minimum density of 20 units per acre, redeveloping this area will result in a net increase of 115 units. While the church is committed to providing affordable housing for its staff and members, this project is likely to be privately funded and subject only to the deed restriction requirements of the Town's inclusionary program.

TABLE 8. DETAILED SITES INVENTORY

Site Address/Intersection	APN	HOS	GP (Current)	GP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Leaser Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer Owner Interest	Mets 014	Age 30+ yrs	FAR-03.3	Height	Year Built	FAR	Height	IMR
Hwy Ln	155-330-0217		R-5F		R-15 Single Family Residential Detd	1	1	2.50	Resert	0	0	0	0	0									3.05
217 Hwy Ln	155-330-0515		ILM		DA Single Family Residential Detd	1	1	0.90	Resert	0	0	0	0	0							0.71	14	3.00
800 Howard Dr	155-331-0520		R-5F		R-15 Single Family Residential Detd	1	1	0.35	Resert	0	0	0	0	0									
800 Howard Dr	155-331-0528		R-5F		R-15 Single Family Residential Detd	1	1	0.27	Resert	0	0	0	0	0									
800 Howard Dr	155-331-0272		R-5F		R-15 Single Family Residential Detd	1	1	0.40	Resert	0	0	0	0	0									
800 Howard Dr	155-331-0252		R-5F		R-15 Single Family Residential Detd	1	1	0.40	Resert	0	0	0	0	0									
888 El Phelan Rd	157-130-0250		R-CE		Resert Detd	0.43	0.43	2.20	Resert	0	0	0	0	0									
487 El Alamo	157-130-0197		R-CE		Resert Detd	0.43	0.43	2.20	Resert	0	0	0	0	0									
481 El Alamo	157-130-0205		R-CE		Resert Detd	0.4	0.4	2.51	Resert	0	0	0	0	0									
822 El Phelan Rd	157-140-0254		R-CE		Resert Detd	1	1	2.57	Resert	0	0	0	0	0									
30 Alamo Springs Pl	157-480-0065		R-5F		R-15 Single Family Residential Detd	1	1	0.77	Resert	0	0	0	0	0									
17 Hillside Way	159-330-0218		R-CE		Resert Detd	1	1	1.12	Resert	0	0	0	0	0									
North Dr	159-330-0147		R-CE		Resert Detd	0.5	0.5	1.98	Resert	0	0	0	0	0									
Old Alamo	159-440-0025		R-CE		Resert Detd	0.5	0.5	2.04	Resert	0	0	0	0	0									
Old Alamo	159-440-0014		R-CE		Resert Detd	0.98	0.98	1.70	Resert	0	0	0	0	0									
600 Marshall Pl	159-450-0112		R-CE		Resert Detd	0.69	0.69	1.44	Resert	0	0	0	0	0									
Travis Ter	159-730-0214		R-CE		Resert Detd	0.85	0.85	1.54	Resert	0	0	0	0	0									
544 El Rio Rd	159-930-0019		R-CE		Resert Detd	1	1	1.05	Resert	0	0	0	0	0									
Travis Ter	159-930-0251		R-CE		Resert Detd	0.47	0.47	2.14	Resert	0	0	0	0	0									
El Rio	159-940-0072		R-5F		Resert Detd	1	1	0.44	Resert	0	0	0	0	0									
245 El Rio Rd	159-940-0045		R-5F		M-10, Mediumly Residential Detd	1.1	1.1	1.25	Resert	0	0	0	0	0									
800 Green Dr	159-940-0033		R-5F		R-15 Single Family Residential Detd	0.27	0.27	2.05	Resert	0	0	0	0	0									
Corona Parkway	159-940-0255		R-CE		R-15 Single Family Residential Detd	0.2	0.2	21.93	Resert	0	0	0	0	0									
202 Lawrence Rd	159-940-0114		R-CE		R-15 Single Family Residential Detd	0.4	0.4	10.00	Resert	0	0	0	0	0									
2000 Cold River Ln	159-940-0072		R-CE		R-15 Single Family Residential Detd	1	1	9.40	Resert	0	0	0	0	0									
2110 River Ln	159-940-0015		R-5F		R-15 Single Family Residential Detd	0.28	0.28	3.37	Resert	0	0	0	0	0									
Laneway Dr	159-940-0062		R-5F		R-15 Single Family Residential Detd	0.3	0.3	3.29	Resert	0	0	0	0	0									
2450 Rodgers Ln	159-940-0050		R-5F		R-15 Single Family Residential Detd	1	1	4.59	Resert	0	0	0	0	0									
2400 Williams Ln	159-940-0018		R-5F		R-15 Single Family Residential Detd	1	1	6.00	Resert	0	0	0	0	0									
2471 Williams Ln	159-940-0019		R-5F		R-15 Single Family Residential Detd	1	1	1.30	Resert	0	0	0	0	0									
2400 Williams Ln	159-940-0053		R-5F		R-15 Single Family Residential Detd	1	1	2.20	Resert	0	0	0	0	0									
2025 Single Dr	159-940-0025		R-5F		R-15 Single Family Residential Detd	2	2	11.65	Resert	0	0	0	0	0									
Williams Ln	159-940-0024		R-5F		R-15 Single Family Residential Detd	0.5	0.5	2.21	Resert	0	0	0	0	0									
2401 Williams Ln	159-940-0013		R-5F		R-15 Single Family Residential Detd	0.2	0.2	24.80	Resert	0	0	0	0	0									
Williams Ln	159-940-0052		R-5F		R-15 Single Family Residential Detd	0.4	0.4	2.40	Resert	0	0	0	0	0									

Site Address/Intersection	APH	HOS	OP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Restriction	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer/Owner Interest	Met 3 of 4	Age 20+ yrs	FAR 30.3	Height	MLR51.22 (or 3.0 plus/minus)	Year Built	FAR	Height	MLR
Baker Heights	207-510-004-8		R-CZ P & OS	R-15, Single Family Residential Detached	1	1	4.00 (Vacant)		0	0	0	4	4							0			
Tomball Rd	202-215-005-3		A-0	P-1, PUD	0.2	0.2	70.60 (Vacant)		0	0	14	14	14							0			
144 El Dorado	208-023-001-0		R-MF	M-20, Multi-Family Residential Detached	13	20	0.24 Residential		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1953		NA	
114 El Dorado	208-041-003-4		R-MF	M-20, Multi-Family Residential Detached	13	20	0.24 Residential		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1953	0.17	NA	1.11
910 Posh Ln	208-110-026-6		R-MF	M-13, Multifamily Residential Detached	13	20	0.40 Residential		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1971	0.12	NA	0.45
918 Posh Ln	208-110-026-4		R-MF	M-13, Multifamily Residential Detached	13	20	0.50 Residential		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1971	0.17	NA	0.29
1651 Pelham Ranch Road	208-270-014-0		R-RR	P-1, PUD	0.2	0.2	7.01 Vacant		0	0	0	1	1										
1800 Pelham Ranch Rd	208-268-001-5		R-RR	P-1, PUD	0.2	0.2	6.02 Vacant		0	0	0	1	1										
2570 Shawnee Hills Rd	217-070-003-2		R-CZ	P-1, PUD	0.3	0.3	4.76 Vacant		0	0	0	4	4							1925	0.03		1.68
46 Shawnee Hills Rd	217-070-018-0		R-CZ	P-1, PUD	0.3	0.3	13.58 Vacant		0	0	0	3	3										
Shawnee Hills	217-070-022-2		R-RR	P-1, PUD	0.2	0.2	45.40 Vacant		0	0	0	8	8										
2900 Coonrod, Texaspan	217-047-021-8	H-05.5, MA	MU	P-1, PUD	25	25	17.00 Residential		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1952	0.01	NA	0.21
Elvertys East	218-010-009-9		P & OS - AG	J-1, Agriculture	0.2	0.2	100.00 (Vacant)		0	0	0	19	19										
3000 Fostoria Way	218-036-024-8		R-MF	P-1, PUD	20	20	7.00 Vacant		0	0	0	14	14							0			
2400 Kayspan Ln	207-261-000-0		R-CZ	P-1, PUD	1	1	2.00 Vacant		0	0	0	1	1										
528 Dublin Road	195-270-029-8	H-05-W	MF-HD	M-35	30	35	2.72 Commercial Strata (incl Supermarket)		0	0	0	14	14		Yes	Yes	Yes	Yes	Yes	1940	0.01	NA	0.04
80 Railroad	199-330-000-2	H-05-G	MF-HD	DE-D3	30	35	0.13 Commercial Strata (incl Supermarket)		0	1	2	4	4		Yes	Yes	Yes	Yes	Yes	1950	0.15	NA	0.19
199 Harte	199-330-010-0	H-05-G	MF-HD	DE-D3	30	35	0.32 Auto Repair		0	0	0	7	7		Yes	Yes	Yes	Yes	Yes	1926	0.12	NA	1.00
117 W. Linda Mills	199-330-017-4	H-05-G	MF-HD	DE-D3	30	35	0.06 Auto Repair		0	0	0	2	2		Yes	Yes	Yes	Yes	Yes	1956	0.51	NA	0.88
115 Harte	199-330-016-7	H-05-G	MF-HD	DE-D3	30	35	0.34 Commercial Strata (incl Supermarket)		0	0	0	7	7		Yes	Yes	Yes	Yes	Yes	1948	0.40	NA	0.92
Railroad Ave	199-330-016-5	H-05-G	MF-HD	DE-D3	30	35	0.13 Public and Private Parking		0	1	3	4	4		Yes	Yes	Yes	Yes	Yes	0		NA	0.10
70 Railroad Ave	199-330-016-3	H-05-G	MF-HD	DE-D3	30	35	0.18 Office Building		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1952	0.31	NA	0.06
147 Harte	199-330-016-9	H-05-G	MF-HD	DE-D3	30	35	0.72 Office Building, Service Station, Car Washes, Salt Flacks, Misc		0	0	0	4	4		Yes	Yes	Yes	Yes	Yes	2001	0.12	NA	
171 Harte	199-330-016-9	H-05-G	MF-HD	DE-D3	30	35	0.28 Commercial Strata (incl Supermarket)		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1950	0.41	NA	0.68
127 Harte	199-330-016-7	H-05-G	MF-HD	DE-D3	30	35	0.22 Commercial Strata (incl Supermarket)		0	0	0	0	0		Yes	Yes	Yes	Yes	Yes	1948	0.02	NA	0.78

Site Address/Intersection	APN	HOS	GP (Current)	Zoning (Current)	Minimum Density Allowed (units/lot)	Minimum Density Allowed (units/lot)	Parcel Size (Acres)	Existing Use/Intensity	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Overlaid Owner Interest	Met 5.04	Age 30+ yrs	FAB 03.3	Height	Year Built	FAR	Height	NLR
105 Hwy 2	099-330-005-4	HOS C	MF-HD	DBD13	30	35	0.11	Commercial Shores (incl. supermarkets)	0	1	2	3	Yes	Yes	Yes	1995	0.74	NA	NA	0.14	NA	0.14
111 Hwy 2	099-330-007-0		MF-HD	DBD13	30	35	0.28	Government-owned, with or without improvements	0	2	6	8	Yes	Yes	Yes	0					NA	-
939 B Pinedale	300-000-010-1	HOS D	MF-HD	M-25	30	35	1.01	Improvements	22	3	5	30	Yes	Yes	No	1990	0.04	NA	1.00	NA	4.02	
426 E Pinedale	300-000-010-3	HOS C	MF-HD	M-25	30	35	2.24	Other Buildings	40	0	7	47	Yes	Yes	Yes	1991	0.04	NA	NA	0.45		
300 La Granda Way	300-000-014-5	HOS A	MF-HD	M-25	30	35	0.74	Medical, Dental	95	2	4	101	Yes	Yes	Yes	1995	0.25	NA	NA	0.71		
510 La Granda Way	300-010-017	HOS A	MF-HD	M-25	30	35	1.70	parking with or without	95	0	0	95	Yes	Yes	Yes	1977	0.14	NA	NA	0.65		
407 B Ocean Blvd	300-040-013	HOS E	MF-HD	M-25	30	35	1.36	Medical, Dental	37	4	7	48	Yes	Yes	Yes	1992	0.29	NA	NA	2.26		
265 La Granda Way	300-050-015	HOS B	MF-HD	M-25	30	35	4.33	Churches	101	22	7	130	Yes	Yes	Yes	1966	0.05	NA	NA	0.97		
Hwy 2 Ave	300-350-015	HOS H	MF-HD	DBD13	30	35	0.22	Restaurants (incl. drive-ins, mobile drive-ins, etc.)	0	3	7	10	Yes	Yes	No	1997	0.22	NA	NA	3.02		
95 Hwy 2	300-350-017-0	HOS H	MF-HD	DBD13	30	35	0.41	Restaurants (incl. drive-ins, mobile drive-ins, etc.)	0	4	6	10	Yes	Yes	Yes	1997	0.15	NA	NA	0.69		
100 Hwy 2	300-350-018	HOS H	MF-HD	DBD13	30	35	0.26	Restaurants (incl. drive-ins, mobile drive-ins, etc.)	0	2	6	8	Yes	Yes	Yes	1997	0.14	NA	NA	0.37		
181 Hwy 2	300-350-021-2	HOS H	MF-HD	DBD13	30	35	0.21	Restaurants (incl. drive-ins, mobile drive-ins, etc.)	0	2	4	6	Yes	Yes	Yes	1997	0.14	NA	NA	0.50		
110 Hwy 2	300-350-023-8	HOS H	MF-HD	DBD13	30	35	0.95	Restaurants (incl. drive-ins, mobile drive-ins, etc.)	0	1	2	4	Yes	Yes	Yes	1977	0.19	NA	NA	0.70		
300 Hwy 2	300-350-024-0	HOS H	MF-HD	DBD13	30	35	0.21	Commercial Shores (incl. supermarkets)	0	2	4	6	Yes	Yes	No	1974	0.01	NA	NA	1.72		
303 Hwy 2	300-350-024-7	HOS H	MF-HD	DBD13	30	35	0.10	Commercial Shores (incl. supermarkets)	0	3	6	9	Yes	Yes	Yes	1995	0.01	NA	NA	1.47		
744 Star Runon Valley Blvd	307-010-01-5	HOS U	MF-HD	M-25	30	35	0.57	Service Stations, Car Washes, Bulk Purch. Mts.	17	2	3	17	Yes	Yes	Yes	1994	0.05	NA	NA	1.34		

Site Address/Subsection	APN	HOS	GP (Cum #)	Zoning (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Prevail Size (Acres)	EXISTING Use/Structure	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developed/Owner Interest	Mit-3 of 4	Age 20+ yrs	FAS 50.3	Height	Year Built	FAR	Height	MLR
261 San Ramon Valley Blvd	207-012-0007-2	HOS U	MF-HO	M-25	30	30	0.42	Office Building	0	4	0	4	0	Yes	Yes	Yes	Yes	1570	1978	0.23	NA	1.32
270 San Ramon Valley Blvd	207-012-0080	HOS U	MF-HO	M-25	30	30	0.37	Office Building	0	3	0	3	0	Yes	Yes	Yes	Yes	1578	1978	0.31	NA	0.51
280 San Ramon Valley Blvd	207-012-0084-8	HOS U	MF-HO	M-25	30	30	0.38	Office Building	0	3	0	3	0	Yes	Yes	Yes	Yes	1978	1978	0.28	NA	0.59
485 Ford Street	209-043-0087	HOS M	MF-HO	DE-D3	30	30	0.70	Medical, Dental	15	2	4	21	0	Yes	Yes	Yes	Yes	1971	1971	0.41	NA	1.45
505 San Ramon Valley Blvd	209-043-0336	HOS O	MF-HO	DE-D3	30	30	0.78	Auto Repair	0	2	4	6	0	Yes	Yes	Yes	Yes	1971	1971	0.53	NA	0.77
San Ramon Valley Blvd	209-043-0214	HOS O	MF-HO	DE-D3	30	30	0.07	Walmart	0	0	0	0	0	Yes	Yes	Yes	Yes	1954	1954	0.25	NA	0.32
San Ramon Valley Blvd	209-043-0272	HOS O	MF-HO	DE-D3	30	30	0.07	Auto Repair	0	0	0	0	0	Yes	Yes	Yes	Yes	1954	1954	0.25	NA	0.32
515 San Ramon Valley Blvd	209-043-0248	HOS O	MF-HO	DE-D3	30	30	0.40	Restaurants (not serving alcohol)	0	4	8	12	0	Yes	Yes	Yes	Yes	1952	1952	0.15	NA	0.59
515 San Ramon Valley Blvd	209-043-0254	HOS O	MF-HO	DE-D3	30	30	0.35	Commercial Stores (ret)	0	2	0	2	0	Yes	Yes	Yes	Yes	1954	1954	0.25	NA	0.60
571 San Ramon Valley Blvd	209-044-0155	HOS O	MF-HO	DE-D3	30	30	0.32	Commercial Stores (ret)	0	3	7	10	0	Yes	Yes	Yes	Yes	1950	1950	0.25	NA	0.60
291 San Ramon Valley Blvd	209-044-0171	HOS Q	MF-HO	DE-D3	30	30	0.35	Commercial Stores (ret)	0	3	8	11	0	Yes	Yes	Yes	Yes	1947	1947	0.25	NA	0.21
266 San Ramon Valley Blvd	209-044-0189	HOS Q	MF-HO	DE-D3	30	30	0.25	Commercial Stores (ret)	0	3	0	3	0	Yes	Yes	Yes	Yes	1954	1954	0.34	NA	0.16
577 San Ramon Valley Blvd	209-051-0048	HOS Q	MF-HO	DE-D3	30	30	0.25	Commercial Stores (ret)	0	3	0	3	0	Yes	Yes	Yes	Yes	1986	1986	0.46	NA	1.06
30 Town & Country	209-051-0116	HOS Q	MF-HO	DE-D3	30	30	0.10	Office Building	0	1	2	3	0	Yes	Yes	Yes	Yes	1927	1927	0.44	NA	2.77
30 Town & Country	209-051-0114	HOS Q	MF-HO	DE-D3	30	30	0.33	Commercial Stores (ret)	0	1	2	3	0	Yes	Yes	Yes	Yes	1970	1970	0.37	NA	0.18
585 San Ramon Valley Blvd	209-060-0245	HOS R-1	MF-HO	DE-D3	30	30	0.85	Commercial Stores (ret)	15	3	4	21	0	Yes	Yes	Yes	Yes	1957	1957	0.15	NA	0.90
307 Town & Country	209-060-0254	HOS S	MF-HO	DE-D3	30	30	3.85	Commercial Stores (ret)	35	18	6	117	0	Yes	Yes	Yes	Yes	1977	1977	0.40	NA	0.85
605 San Ramon Valley Blvd	209-060-0250	HOS R-2	MF-HO	DE-D3	30	30	0.05	Shopping Center (with/without)	14	3	3	15	0	Yes	Yes	Yes	Yes	1922	1922	0.10	NA	4.23

Site Address/Restriction	APN	HOS	GP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower Income	Moderate Income	Above Moderate Income	Total Units	Vacant	Developer/Owner Interest	Mar 2014	Agg 20+ yrs	FAR-0.3	Height	Year Built	FAR	Height	ROR
805 San Ramon Valley Blvd	208-030-066-6	HOS R-2	MF-HD	DEB-G	30	30	0.21	Shopping Center (with or without retail)	0	0	2	4	0	Yes	Yes	Yes	Yes	Yes	1972	0.27	1.00	5.01
807 San Ramon Valley Blvd	208-030-067-6	HOS R-2	MF-HD	DEB-G	30	30	0.06	Shopping Center (with or without retail)	0	0	1	1	0	Yes	Yes	Yes	Yes	Yes	1972		1.00	4.44
809 San Ramon Valley Blvd	208-030-068-4	HOS R-2	MF-HD	DEB-G	30	30	0.40	Shopping Center (with or without retail)	0	4	0	0	0	Yes	Yes	Yes	Yes	Yes	1977		1.00	7.07
San Ramon Valley Blvd	208-030-069-8	HOS R-2	MF-HD	DEB-G	30	30	3.40	Shopping Center (with or without retail)	16	16	0	100	0	Yes	Yes	Yes	Yes	Yes			NA	0.12
Boone Ct	296-000-064-7	HOS T	MF-HD	DEB-G	30	30	0.32	Public use	0	0	0	7	0	Yes	Yes	Yes	Yes	Yes			NA	0.14
200 Boone Ct	216-000-075-4	HOS T	MF-HD	DEB-G	30	30	1.30	Building Along Freeway	26	4	0	30	0	Yes	Yes	Yes	Yes	Yes	1981	0.70	NA	1.19
602 San Ramon Valley Blvd	216-030-074-0	HOS P-2	MF-HD	DEB-G	30	30	0.83	Building	0	3	0	0	0	Yes	Yes	Yes	Yes	Yes	1972	0.20	1.00	7.16
604 San Ramon Valley Blvd	216-030-076-3	HOS P-1	MF-HD	DEB-G	30	30	0.81	Commercial (Shops, etc)	0	2	0	0	0	Yes	Yes	Yes	Yes	Yes	1986	0.21	NA	0.88
606 San Ramon Valley Blvd	216-030-021-6	HOS P-1	MF-HD	DEB-G	30	30	0.84	Office Building	0	3	0	0	0	Yes	Yes	Yes	Yes	Yes	1982	0.36	NA	0.78
485 San Ramon Valley Blvd	216-101-011-8	HOS N	MF-HD	DEB-G	30	30	1.76	Shopping Center (with or without retail)	0	0	0	0	0	Yes	Yes	Yes	Yes	Yes	1981		NA	1.22
489 San Ramon Valley Blvd	216-101-002-6	HOS N	MF-HD	DEB-G	30	30	1.37	Shopping Center (with or without retail)	0	0	0	0	0	Yes	Yes	Yes	Yes	Yes	1980	0.30	NA	1.76
283 Diablo Road	216-030-022-2	HOS K-2	MF-HD	DEB-G	30	30	0.94	Apartment, 5-12 units	11	2	0	13	0	Yes	Yes	Yes	Yes	Yes	1982	0.34	NA	6.25
Diablo Road	216-030-015-0	HOS K-2	MF-HD	DEB-G	30	30	1.98	Apartment, 20-25 units	34	0	0	0	0	Yes	Yes	Yes	Yes	Yes			NA	5.95
307 Diablo Road	216-030-028-8	HOS K-1	MF-HD	DEB-G	30	30	0.97	Building	18	0	0	0	0	Yes	Yes	Yes	Yes	Yes	1978	0.14	NA	0.67
Fried St	216-030-029-8	HOS K-1	MF-HD	DEB-G	30	30	1.06	Office Building	0	0	0	0	0	Yes	Yes	Yes	Yes	Yes	0		NA	0.29
316 Diablo Rd	216-030-042-9	HOS K-1	MF-HD	DEB-G	30	30	0.46	Office Building	0	0	0	0	0	Yes	Yes	Yes	Yes	Yes	1981	0.10	NA	3.81
318 Diablo Road	216-030-043-7	HOS K-1	MF-HD	DEB-G	30	30	1.71	Office Building	0	0	0	0	0	Yes	Yes	Yes	Yes	Yes	1978	0.36	NA	1.88

Site Address/Intersection	APN	HOS	GP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Intensity	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer/Owner Interest	Met 2 of 4	Age 20+ yrs	FAR 20.3	Height	IVLS122 (or 23.0 affordable)	Year Built	FAR	Height	IVLR	
669 Old Orchard Dr.	2162200089	HOS Z	MF-HD	M-35	30	35	3.77	Schools & College (public or private, with or without improvement)	57	10	10	112		Yes	Yes	Yes	Yes	Yes	Yes			NA	1.58	
2500 Camino Trossiers	2172464018	HOS X (M-2)	MF-HD	M-35	20	35	8.00-40 acres	Urban Arterial, 10 acres up to 8.00-40 acres	42	42	3	84		Yes	Yes	Yes	Yes	Yes	Yes			0.01	NA	0.21
2400 Franklin Way	2164080400	HOS Y	MF-HD	M-35	30	35	1.75	Light Industrial	41	10	4	55		Yes	Yes	Yes	No	No	No	1996	0.41	NA	1.41	

Table 9: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
P-1; PUD	Low Density Residential
A-4; Agricultural Preserve	Agricultural, one residence per 20 acres
A-2; General Agricultural	Agricultural, one residence per
R-100; Single Family Residential District	Residential, one unit pre 2.5 acres
R-65; Single Family Residential District	Residential, one unit per 1.5 acres
R-40; Single Family Residential District	Residential, one unit per acre
R-20; Single Family Residential District	Residential, one unit per .5 acres
R-15; Single Family Residential District	Residential, one unit per .33 acres
R-10; Single Family Residential District	Residential, one unit per .25 acres
R-7; Single Family Residential District	Residential, 7,000 s.f. lot size minimum
R-6; Single Family Residential District	Residential, 6,000 s.f. lot size minimum
D-1; Two Family District	Residential, two units per lot
M-8; Multifamily Residential District	Residential, eight units per acre
M-13; Multifamily Residential District	Residential, 13 units per acre
M-20; Multifamily Residential District	Residential, 20 units per acre
M-25; Multifamily Residential District	Residential, 25 units per acre
M-30; Multifamily Residential District	Residential, 30 units per acre
M-35; Multifamily Residential District	Residential, 35 units per acre
DBD 9; Multifamily Residential District	Residential, 30 units per acre
DBD 12; Multifamily Residential District	Residential, 30 units per acre
DBD 13; Multifamily Residential District	Residential; 35 units per acre

Housing Opportunity Site A

510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC



Current General Plan and Zoning Designations

- General Plan: Commercial - Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-131-005	510 La Gonda Way	Public (Town of Danville)	2.273 (portion)	1.50	Municipal Offices (Vacant)	1973	13,043 sq. ft. 0.14 FAR	0.66
200-052-004	520 La Gonda Way	Private (Danville & Hall and 1700 Investors LLC)	0.74	0.74	Office	Pre 1982	7,920 sq. ft. 0.25 FAR	0.71
Totals			3.013 acres	2.24 acres	-	-	20,963 sq. ft. (21% FAR)	0.68

Existing Uses

These sites front directly onto La Gonda Way, and slope downward to the El Cerro Boulevard and the I680 southbound freeway off-ramp, owned by CALTRANS. 510 Landa Way served as the Town’s municipal offices until November 2022. It now sits vacant and is in a state of disrepair. 520 La Gonda Way is currently occupied as a medical office.

Site Characteristics and Analysis:

The following site characteristics render the two properties making up Housing Opportunity Site A (HOS A) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either individually or jointly; and
- 510 La Gonda Way will be donated by the Town to a non-profit for the development of high density affordable housing.

The following table for HOS A depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

-
-
- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 67 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 78 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 105 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 78 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of nine units for very low income households and the other making provision of a minimum of 16 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS A.

The analysis for HOS A deletes from consideration the possible redevelopment of the adjoining property at 530 La Gonda Way with multiple family uses. That site's ownership frame work (i.e., commercial condominium) is considered to be a barrier to site redevelopment. Additional impediments include the site's relatively higher current FAR; the presence of buildings with newer construction (i.e., recent building additions); and significant recent owner reinvestment to the site (i.e., redevelopment of the site's parking lot). Further complications are the site's irregular shape (i.e., triangle with limited site depth at one end) and the presence of relatively significant slope gradients over upwards of one third of the site.

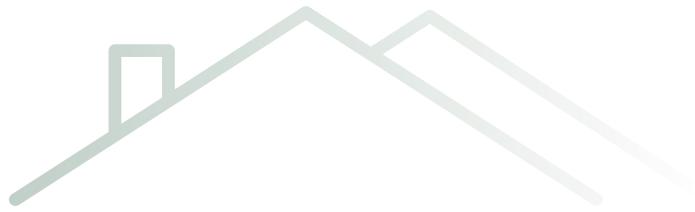


Housing Opportunity Site A

510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site A / 510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.24 acres (97,575 sq ft)	67 Units - being 30.0 dus/ac as the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 78,050-sq. ft. conditioned space	1,165 sq. ft. average size 15% (10 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 57 3-BDRs (85%) - ave 1,255 sq. ft. (rowhouses)	27 at-grade (18%) 124 tandem or standard (82%) for 151 total spaces -2.25 spaces per unit

Housing Opportunity Site A / 510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenario 2: Podium Apartments at 35 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	78 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning without density bonus	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 78,050-sq. ft. conditioned space	85.0% Leasable (66,350 sq. ft.) / 850 sq. ft. ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 39 1-BDRs (50%) - ave 825 sq. ft. 27 2-BDRs (35%) - ave 943 sq. ft.	42 at-grade (30%) 99 podium (70%) for 141 total spaces -1.81 spaces per unit



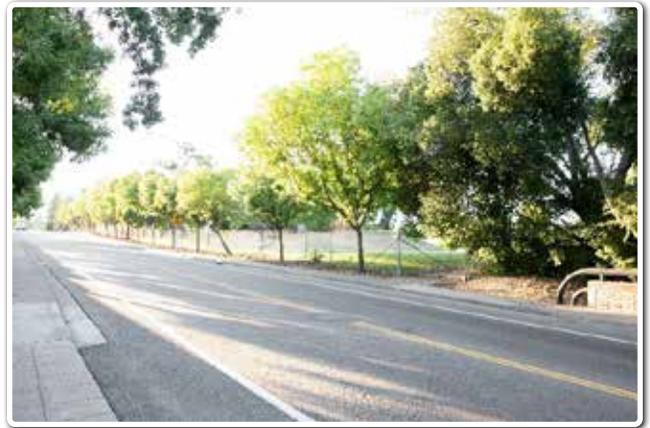
Housing Opportunity Site A / 510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenario 3: Podium Apartments at 46.88 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	105 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 27 units to 46.88 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 92,700 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (78,800 sq. ft.) / 750 sq. ft. ave / 11% (9 units) of baseline units for VL Income or 20% (16 units) of baseline units for Low Income	Podium Apartments	22 Studios (21%) - ave 625 sq. ft. 44 1-BDRs (42%) - ave 725 sq. ft. 39 2-BDRs (37%) - ave 850 sq. ft.	55 at-grade (30% of spaces) / 129 basement (70% of spaces) / 184 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site B

455 La Gonda Way / St. Isadore's Church



Current General Plan and Zoning Designations

- General Plan: Commercial - Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.11 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-152-008	455 La Gonda Way	Private (Roman Catholic Bishop Oakland)	5.763	4.33	Church / School	1958	890 sq. ft. (sfr as office)	0.27
Totals			5.763 acres	4.33 acres	-	-	890 sq. ft. (<1% FAR)	

Existing Uses

455 La Gonda Way is a relatively flat site, sloping gently toward San Ramon Creek to the southwest. It is a corner lot, fronting onto both La Gonda Way and El Cerro Boulevard. The site is part of the larger St. Isidore’s Church and School. The 4.33 acre portion of the site is occupied by one single family home, used by the church, and a playfield.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site B (HOS B) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS B with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS B depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 130 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 151 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 204 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 151 units. This scenario envisions development of part or all of the property with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 17 units for very low income households and the other making provision of a minimum of 30 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS B.

It is further noted that the cited acreage in and earlier draft of the Danville 2023-2030 Housing Element and in the webpage-hosted Housing Site Suggestion Site were incorrect. The cited acreage of 6.87 acres did not account for 25%+/- of the resultant 5.763 gross acreage that would be required to be placed within a flood control channel for San Ramon Creek, which overlaps the property’s west boundary.

Housing Opportunity Site B

455 La Gonda Way / St. Isadore’s Church - Development Scenarios reflecting standards of a recalibrated Multifamily- Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site B / 455 La Gonda Way / St. Isadore’s Church - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
4.33 acres (188,625 sq. ft.)	130 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 150,900-sq. ft. conditioned space	1,160 sq. ft. ave 15% (20 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	20 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 110 3-BDRs(85%) - ave 1,255 sq. ft. (rowhouses)	53 at-grade (18%) 240 tandem or standard (72%) for 293 total spaces -2.25 spaces per unit

**Housing Opportunity Site B / 455 La Gonda Way / St. Isadore's Church - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.33 acres (188,625 sq. ft.)	151 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 150,900-sq. ft. conditioned space	85.0% Leasable (128,265 sq. ft.) / 850 sq. ft. ave 15% (23 units) for Moderate	Podium Apartments	24 Studios (16%) - ave 725 sq. ft. 76 1-BDRs (50%) - @ 825 sq. ft. 51 2-BDRs (34%) - ave 944 sq. ft.	87 at-grade (30%) 204 podium (70%) for 291 total spaces -1.93 spaces per unit

**Housing Opportunity Site B / 455 La Gonda Way / St. Isadore's Church - Development Scenario 3:
Podium Apartments at 47.11 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.33 acres (188,625 sq. ft.)	204 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 53 units to 47.11 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 179,195 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (152,315 sq. ft.) / 747 sq. ft. ave / 11% (17 units) of baseline units for VL Income or 20% (30 units) of baseline units for Low Income	Podium Apartments	44 Studios (22%) - ave 625 sq. ft. 86 1-BDRs (42%) - ave 725 sq. ft. 74 2-BDRs (36%) - ave 844 sq. ft.	121 at-grade (30% of spaces) / 284 basement (70% of spaces) / 405 total spaces for 1.96 spaces per unit (53% of site occupied by basement pkg.)



Housing Opportunity Site C

425 El Pintado Road / Curtis TRE & Darby TRE



Current General Plan and Zoning Designations

- General Plan: Commercial - Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-040-012	425 El Pintado Rd.	Private (Curtis TRE & Darby TRE)	3.166	2.24	Office	1976	4,992 sq. ft.	0.45
Totals			3.166 acres	2.24 acres	-	-	4,992 sq. ft. (5% FAR)	

Existing Uses:

This site is bordered by El Pintado Road, El Cerro Boulevard, and the I680 northbound freeway on-ramp. A drainage runs along the El Pintado and El Cerro Boulevard frontages. The site is occupied by a single story building used as offices.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site C (HOS C) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS C with high density multifamily uses during the 2023 to 2030 planning period:

- (After accounting for reduction of the estimated gross area of the site down to around 2.24 acres for anticipated creek setback areas) physical features of the property - (i.e., relatively large size and regular shape of the resultant buildable area, absence of slope instability or erosion, presence of onsite slopes covering the resultant buildable area that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of an extremely low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS C depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 67 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing

Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 78 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 105 units and a development density of just under 47 units after securing a 35% density bonus over the maximum allowed baseline density of 78 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of nine units for very low income households and the other making provision of a minimum of 16 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on HOS C.

It is further noted that the cited acreage in and earlier draft of the Danville 2023-2030 Housing Element and in the webpage-hosted Housing Site Suggestion Site were incorrect. The cited acreage of 3.2 acres did not account for 30%+/- of the gross acreage that would be required to be placed within a drainage easement.

Additional Site-specific Opportunity and Constraints Considerations:

- Housing Opportunity Site C is an extremely underutilized property having been built as a use-specific (i.e., chiropractic offices) in the mid 1970's. The older age and non-standard shape of building, as well as the presence of a non-functional basement area, have made the site difficult to occupy since the initial building use discontinued.
- HOS C is wrapped around two sides by an open drainage channel (which opens out from an upstream closed system that drains portions of the El Pintado loop area and returns to a closed system southwest of the site as drainage improvements cross over the I-680 right-of-way). The drainage channel most likely be required to be retained in some manner due both to water regulatory considerations and the practical consideration that the channel would provide a desirable setback off El Cerro Blvd. and El Pintado Rd. for any future residential project.
- The Site's proximity to I-680 - the west boundary is fronted with the northbound onramp to I-680 - means noise mitigation measures and air quality considerations would need to be considered during project specific development review.
- The Site's proximity to I-680 also creates limitations for placement and design of the project's vehicular entry, likely pointing to a practical need to have access taken off El Pintado Road (aligned with, or close to, the current driveway location). A driveway connection to El Cerro would likely be considered undesirable due to the Site's proximity to the signalized intersection for El Cerro and the on-ramp/off-ramp legs at the east side of the freeway.

- Traffic analysis would need to verify whether the change to multifamily would necessitate signalization of the intersection of El Pintado and El Cerro - which could be problematic due to the limited separation to the signal at the intersection for El Cerro and the east on-ramp/off-ramp.

Housing Opportunity Site C

425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenarios reflecting a recalibrated Multifamily - Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site C / 425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.24 acres (97,575 sq ft)	67 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 78,050 sq. ft. conditioned space	1,165 sq. ft. ave 15% (10 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 57 3-BDRs (85%) - ave 1,255 sq. ft. (rowhouses)	27 at-grade (18%) 124 tandem or standard (82%) for 151 total spaces -2.25 spaces per unit

Housing Opportunity Site C / 425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenario 2: For-rent project w/ parking structure

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	78 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 78,050 sq. ft. conditioned space	85.0% Leasable (66,350 sq. ft.) / 850 sq. ft. ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 39 1-BDRs (50%) - ave 825 sq. ft. 27 2-BDRs (35%) - ave 943 sq. ft.	42 at-grade (30%) 99 podium (70%) for 141 total spaces -1.81 spaces per unit

**Housing Opportunity Site C / 425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenario 3:
Podium Apartments at 46.88 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	105 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 27 units to 46.88 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 92,700 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (78,800 sq. ft.) / 750 sq. ft. ave / 11% (9 units) of baseline units for VL Income or 20% (16 units) of baseline units for Low Income	Podium Apartments	22 Studios (21%) - ave 625 sq. ft. 44 1-BDRs (42%) - ave 725 sq. ft. 39 2-BDRs (37%) - ave 850 sq. ft.	55 at-grade (30% of spaces) / 129 basement (70% of spaces) / 184 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site D

Fountainhead Montessori



Current General Plan and Zoning Designations

- General Plan: Commercial – Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-020-010	939 El Pintado Road	Private (Lindl and Zimmerman)	1.634	1.014	Preschool	1950 (remodeled sfr for commercial)	Not indicated Danville Pioneer	4.82
Totals			1.634 acres	1.014 acres	-	-	Not available	

Existing Uses:

This site is located at the corner of El Pintado and El Rio Roads. It is also near the I680 southbound off-ramp. The area is a predominantly residential neighborhood. The site is occupied by Fountain Montessori daycare, which operates out of an olde building along El Pintado. The majority of the site slopes up to the east and is vacant.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site D (HOS D) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS D with high density multifamily uses during the 2023 to 2030 planning period:

- (After accounting for a reduction of the site from the estimated gross area by up to 40% to remove areas considered too steep to readily redevelop) physical features of the property - (i.e., relatively large resultant size and regular shape, resultant absence of slope instability or erosion, presence of onsite slopes that are limited to minor to moderate slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR); and
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS D depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 30 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 35 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 47 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 35 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS D.

It is further noted that the cited acreage in an earlier draft of the Danville 2023-2030 Housing Element and in the webpage-hosted Housing Site Suggestion Site were incorrect. The cited acreage of 1.7 acres did not account for 40%+/- of the site that appears to be too steep to be readily redeveloped with a high density multiple family project.

Housing Opportunity Site D

939 El Pintado Road / Fountainhead Montessori - Development Scenarios reflecting standards of a recalibrated Multifamily - Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site D / 939 El Pintado Road / Fountainhead Montessori - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.014 acres (44,175 sq. ft.)	30 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	1,178 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	4 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 26 3-BDRs (85%) - ave 1,259 sq. ft. (rowhouses)	13 at-grade (19%) 55 tandem or standard (71%) for 68 total spaces -2.25 spaces per unit

**Housing Opportunity Site D / 939 El Pintado Road / Fountainhead Montessori - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	35 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	85.0% Leasable (30,050 sq. ft.) / 858 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	6 Studios (16%) - ave 725 sq. ft. 18 1-BDRs (50%) - @ 825 sq. ft. 11 2-BDRs (34%) - ave 986 sq. ft.	20 at-grade (30%) 48 podium (70%) for 68 total spaces -1.94 spaces per unit

**Housing Opportunity Site D / 939 El Pintado Road / Fountainhead Montessori - Development Scenario 3:
Podium Apartments at 46.35 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	47 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 12 units to 46.35 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 41,950 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (35,650 sq. ft.) / 758 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	10 Studios (21%) - ave 625 sq. ft. 20 1-BDRs (43%) - ave 725 sq. ft. 17 2-BDRs (36%) - ave 876 sq. ft.	28 at-grade (30% of spaces) / 64 basement (70% of spaces) / 92 total spaces for 1.96 spaces per unit (51% of site occupied by basement pkg.)



Housing Opportunity Site E

400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC



Current General Plan and Zoning Designations

- General Plan: Commercial – Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
200-140-016	400 El Cerro Blvd.	Private (400 El Cerro Blvd / El Cerro Holdings LLC & Nearon Enterprises LLC)	1.26	1.26	Office	1982	16,128 sq. ft.	2.35
Totals			1.26 acres	1.26 acres	-	-	16,128 sq. ft. (29% FAR)	

Existing Uses:

This site is bounded by El Cerro Boulevard and West El Pintado. The site is relatively flat, but sits low below the adjacent roads. The site is occupied by a two-story medical office building occupied by doctors and dentists. The site includes a large parking lot and is adjacent to a multifamily condominium development to the south.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site E (HOS E) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS E with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS E depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 37 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 44 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 59 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 44 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of five units for very low income households and the other making provision of a minimum of nine units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS E.

Additional site-specific Opportunity and Constraints Considerations:

- These medical and dental offices, while recently receiving an exterior face-lift, are still 1983-era construction, marketed as two-story Class B office space with 50 surface parking spaces. The recent upgrade makes the site less likely for redevelopment during the first portion of the 2023-2030 Planning Cycle.
- The site has two triangular pieces that would serve to challenge / compromise site redevelopment efficiencies – but this fact is somewhat offset as podium parking could fit well into northeast corner of the site because it sits 10’+ below surrounding street grade.
- The Site’s proximity to I-680 - the west boundary is fronted with the northbound onramp to I-680 - means noise mitigation measures and air quality considerations would need to be considered during project specific development review.
- The Site’s proximity to I-680 also creates limitations for placement and design of the project’s vehicular entry, likely pointing to a practical need to have access taken off El Pintado Road (aligned with, or close to, the current driveway location). Existing driveway connections to El Cerro are angled with intent to limit them to one-way entry of exit.



Housing Opportunity Site E

400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC - Development Scenarios reflecting a recalibrated Multifamily - Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site E / 400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.26 acres (54,875 sq ft)	37 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 43,900 sq. ft. conditioned space	1,186 sq. ft. average size 15% (5 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	6 2-BDRs (16%) - ave 650 sq. ft. (stacked flats) 31 3-BDRs (84%) - ave 1,290 sq. ft. (rowhouses)	16 at-grade (19%) 68 tandem or standard (81%) for 84 total spaces -2.25 spaces per unit

Housing Opportunity Site E / 400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC Development Scenario 2: For-rent project w/ parking structure							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.26 acres (54,875 sq ft)	44 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 43,900 sq. ft. conditioned space	85.0% Leasable (37,315 sq. ft.) / 848 sq. ft. ave 15% (6 units) for Moderate	Podium Apartments	6 Studios (14%) - ave 725 sq. ft. 22 1-BDRs (50%) - ave 825 sq. ft. 16 2-BDRs (36%) - ave 926 sq. ft.	23 at-grade (31%) 52 podium (71%) for 75 total spaces -1.79 spaces per unit

**Housing Opportunity Site E / 400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC
Development Scenario 3: For-rent project with podium parking structure and with 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.26 acres (54,875 sq ft)	59 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 15 units to 46.83 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 52,125 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (44,300 sq. ft.) / 751 sq. ft. ave / 11% (5 units) of baseline units for VL Income or 20% (9 units) of baseline units for Low Income	Podium Apartments	12 Studios (20%) - ave 625 sq. ft. 25 1-BDRs (43%) - ave 725 sq. ft. 22 2-BDRs (37%) - ave 849 sq. ft.	30 at-grade (30% of spaces) / 69 basement (70% of spaces) / 99 total spaces for 1.68 spaces per unit (44% of site occupied by basement pkg.)



Housing Opportunity Site G

North Hartz & Railroad / Eleven DBD 4 Parcels



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.03 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
199-330-035	115-A Hartz Ave.	Private (Oroville Property LLC)	0.34	0.239	Restaurant	1946	1,398 sq. ft.	0.52
	115-B Hartz Ave.				Retail		807 sq. ft.	
	121 Hartz Ave.				Office		997 sq. ft.	
	123 Hartz Ave.				Restaurant		1,248 sq. ft.	
	125 Hartz Ave.				Restaurant		1,580 sq. ft.	
199-330-064	127 Hartz Ave.	Private (Reyes TRE)	0.22	0.197	Retail	1946	5,796 sq. ft.	0.76
199-330-055	Railroad Ave.	Private (JKDSQ LLC)	0.128	0.128	Parking	n/a	0 sq. ft.	0.10
199-330-058	145 Hartz Ave.	Private (145 Hartz LLC)	0.72	0.72	Chevron - Retail	2001	2,804 sq. ft.	--
					Car Wash		1,047 sq. ft.	
					Fuel Canopy		2,288 sq. ft.	
199-330-063	177 Hartz Ave.	Private (SSN Inv., Inc.)	0.28	0.28	Retail	1953	5,156 sq. ft.	0.68
	175 Hartz Ave.				Retail		2,846 sq. ft.	
	171 Hartz Ave.				Restaurant		1949	
199-330-056	70 Railroad Ave.	Private (Bates TRE)	0.18	0.18	Office	1952	2,432 sq. ft.	0.06
199-330-065	179, 181 & 183 Hartz Ave.	Private (Wong)	0.107	0.107	Retail & Personal Service	1953	3,550 sq. ft.	0.14
199-330-009	80 Railroad Ave.	Private (Achf Kaplan)	0.129	0.129	Personal Service	1953	816 sq. ft.	0.19
199-330-010	195 Hartz Ave.	Private (Hirsch TRE)	0.32	0.32	Service Commercial	1965	1,653 sq. ft.	1.00
199-330-027	112 W. Linda Mesa	Private (DeOliveira TRE)	0.06	0.06	tbd	Pre-1982	1,617 sq. ft.	0.68
Totals			2.484	2.360	-	-	13,826 sq. ft. (tbd FAR)	0.46

Existing Uses:

This site consists of 11 separate parcels located between Hartz Avenue and Railroad Avenue. The site is flat, with existing urban utilities. Except for a Chevron Service station, the buildings are older single-story retail and restaurant spaces, and have not seen any significant remodeling or reinvestment over the years. Two of the parcels are vacant and used for public and private parking. There is a pool of private parking behind the buildings. These 11 parcels occupy an entire urban block and currently have parking pools behind.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site G (HOS G) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS G properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., a range of small, medium and larger sized properties, absence of slope instability or erosion, absence of any onsite slopes that would limit redevelopment, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to the core area of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of older commercial properties with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either in pairs or groupings of three or four properties or, for the case of the property occupied by the Chevron gas station, individually; and
- Current or prior expressed interest of some of the affected property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS G depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 71 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 82 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 111 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 82 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for

conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of ten units for very low income households and the other making provision of a minimum of 23 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS G.

It is also noted that redesignation of HOS G for Multiple Family High Density use, while being substantially consistent with the policy direction for the area set forth in Danville 2030 General Plan Special Concern Area discussion for the North Hartz area, would still necessitate revisions to the current Special Concern Area text. The current pertinent language affecting HOS G reads as follows:

"The North Hartz Area is bounded by Railroad Avenue on the west, San Ramon Creek on the east, San Ramon Valley High School on the north, and Linda Mesa Avenue on the south. Hartz Avenue bisects the area. This 8-acre area includes a mix of retail, office, and residential uses which have been developed incrementally over many decades. Parcels vary in size and shape compared to the more standardized lot pattern in the Downtown core.

While the North Hartz Area is part of Downtown Danville, the area lacks the fine-grained, pedestrian-friendly character of the Old Town area to the south. Whereas Old Town is characterized by continuous storefronts, interesting facades, historic buildings, and pedestrian-friendly streets, the North Hartz Area is less cohesive in building placement, size and orientation. The Town's vision is to extend the walkable character of Old Town into the area over the next 20 years through a combination of streetscape improvements, infill development, and rehabilitation of older structures.

Property owners in this area may propose improvements or new structures in the coming decades. As this occurs, high-quality development is strongly supported, with parcels aggregated to create larger development sites wherever possible. Parcels along San Ramon Creek should include a conservation easement along the creek bank, anticipating the possibility of a future public trail. An update of the Downtown Master Plan is recommended to identify new strategies for enhancing this area.

Where larger projects occur in the North Hartz area, buildings should be articulated into smaller components, creating a scale and rhythm that effectively extends Old Town Danville. The eclectic, finely detailed, and architecturally diverse character of Old Town should be carried forward to the blocks north of Linda Mesa Avenue. Building heights should not exceed existing zoning limits. Ground floor retail and restaurant uses are strongly encouraged to create a lively street environment and enhance the image of the area as an integral part of Downtown Danville."

Parallel Special Concern Area discussion for Downtown Danville calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.

Housing Opportunity Site G

North Hartz & Railroad / Eleven DBD 4 Parcels - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and site-specific P-1 zoning

Housing Opportunity Site G / North Hartz & Railroad - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.36 acres (102,800 sq ft)	71 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	1,158 sq ft ave 15% (7 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (14%) - ave 650 sq. ft. (stacked flats) 61 3-BDRs (86%) - ave 1,241 sq. ft. (rowhouses)	29 at-grade (18%) 131 tandem or standard (82%) for 160 total spaces -2.25 spaces per unit

Housing Opportunity Site G / North Hartz & Railroad - Development Scenario 2: For-rent project w/ parking structure							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	82 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	85.0% Leasable (69,925 sq. ft.) / 853 sq ft ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 41 1-BDRs (50%) - ave 825 sq. ft. 29 2-BDRs (35%) - ave 945 sq. ft.	44 at-grade (30%) 104 podium (70%) for 148 total spaces -1.80 spaces per unit

**Housing Opportunity Site G / North Hartz & Railroad - Development Scenario 3:
For-rent project with podium parking structure and with 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	111 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 29 units to 47.03 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 97,650 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (83,000 sq. ft.) / 748 sq ft ave / 11% (10 units) of baseline units for VL Income or 20% (23 units) of baseline units for Low Income	Podium Apartments	24 Studios (22%) - ave 625 sq. ft. 47 1-BDRs (42%) - ave 725 sq. ft. 40 2-BDRs (36%) - ave 848 sq. ft.	58 at-grade (30% of spaces) / 136 basement (70% of spaces) / 194 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site H

Northeast Hartz Ave / Seven DBD 4 Parcels



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.35 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-190-023	110 Hartz Ave.	Private (Adler TRE)	0.15	0.15	Restaurant	1973	1,164 sq. ft.	0.75
200-190-024	100 Hartz Ave.	Private (Adler TRE)	0.21	0.04	Retail	1974	221 sq. ft.	1.72
200-190-028	120 Hartz Ave.	Private (Adler TRE)	0.30	0.25	Service Commercial	1958	1,296 sq. ft.	0.47
200-190-10 & -18	130 Hartz Ave.	Private (Forward Land Company)	0.59	0.43	Restaurant	1980	3,490 sq. ft.	3.62 0.37
200-190-017	150 Hartz Ave.	Private (Finlayson TRE & Jones TRE)	0.62	0.374	Restaurant	1967	2,400 sq. ft.	0.58
200-190-021	180 Hartz Ave.	Private (Finlayson TRE & Jones TRE)		0.20	Restaurant	Pre-1970's	2,100 sq. ft.	0.50
Totals			1.87 acres	1.014 acres	-	-	10,671 sq. ft. (24% FAR)	1.18

Existing Uses:

This site consists of seven separate parcels located on flat lots between Hartz Avenue and San Ramon Creek. Uses include a flower kiosk, restaurants, and a dry cleaner. All of the buildings are older, with little reinvestment and nominally maintained. Collectively the site includes a significant number of parking spaces and asphalt drive aisles. These seven parcels have parking pools behind and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site H (HOS H) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS H properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., a range of small, medium and larger sized properties, absence of slope instability or erosion, absence of any onsite slopes that would limit redevelopment, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to the core area of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of older commercial properties with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either in pairs or groupings of three or four properties; and
- Current or prior expressed interest of some of the affected property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS H depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 30 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 35 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 47 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 35 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS H.

It is also noted that redesignation of HOS H for Multiple Family High Density use, while being substantially consistent with the policy direction for the area set forth in Danville 2030 General Plan Special Concern Area discussion for the North Hartz area, would still necessitate revisions to the current Special Concern Area text. The current pertinent language affecting HOS H reads as follows:

“The North Hartz Area is bounded by Railroad Avenue on the west, San Ramon Creek on the east, San Ramon Valley High School on the north, and Linda Mesa Avenue on the south. Hartz Avenue bisects the area. This 8-acre area includes a mix of retail, office, and residential uses which have been developed incrementally over many decades. Parcels vary in size and shape compared to the more standardized lot pattern in the Downtown core.

While the North Hartz Area is part of Downtown Danville, the area lacks the fine-grained, pedestrian-friendly character of the Old Town area to the south. Whereas Old Town is characterized by continuous storefronts, interesting facades, historic buildings, and pedestrian-friendly streets, the North Hartz Area is less cohesive in building placement, size and orientation. The Town's vision is to extend the walkable character of Old Town into the area over the next 20 years through a combination of streetscape improvements, infill development, and rehabilitation of older structures.

Property owners in this area may propose improvements or new structures in the coming decades. As this occurs, high-quality development is strongly supported, with parcels aggregated to create larger development sites wherever possible. Parcels along San Ramon Creek should include a conservation easement along the creek bank, anticipating the possibility of a future public trail. An update of the Downtown Master Plan is recommended to identify new strategies for enhancing this area.

Where larger projects occur in the North Hartz area, buildings should be articulated into smaller components, creating a scale and rhythm that effectively extends Old Town Danville. The eclectic, finely detailed, and architecturally diverse character of Old Town should be carried forward to the blocks north of Linda Mesa Avenue. Building heights should not exceed existing zoning limits. Ground floor retail and restaurant uses are strongly encouraged to create a lively street environment and enhance the image of the area as an integral part of Downtown Danville.”

Parallel Special Concern Area discussion for Downtown Danville calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.



Housing Opportunity Site H

Northeast Hartz Avenue / Seven DBD 4 Parcels - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designation

Housing Opportunity Site H / Northeast Hartz Ave / Seven DBD 4 Parcels - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.014 acres (44,175 sq. ft.)	30 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	1,178 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	4 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 26 3-BDRs (85%) - ave 1,259 sq. ft. (rowhouses)	13 at-grade (19%) 55 tandem or standard (71%) for 68 total spaces -2.25 spaces per unit

Housing Opportunity Site H / Northeast Hartz Ave / Seven DBD 4 Parcels - Development Scenario 2: For-rent project w/ parking structure							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	35 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	85.0% Leasable (30,050 sq. ft.) / 858 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	6 Studios (16%) - ave 725 sq. ft. 18 1-BDRs (50%) - @ 825 sq. ft. 11 2-BDRs (34%) - ave 986 sq. ft.	20 at-grade (30%) 48 podium (70%) for 68 total spaces -1.94 spaces per unit

Housing Opportunity Site H / Northeast Hartz Ave / Seven DBD 4 Parcels - Development Scenario 3: For-rent project with podium parking structure and with 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	47 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 12 units to 46.35 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 41,950 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (35,650 sq. ft.) / 758 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	10 Studios (21%) - ave 625 sq. ft. 20 1-BDRs (43%) - ave 725 sq. ft. 17 2-BDRs (36%) - ave 876 sq. ft.	28 at-grade (30% of spaces) / 64 basement (70% of spaces) / 92 total spaces for 1.96 spaces per unit (51% of site occupied by basement pkg.)

Housing Opportunity Site K-1

307, 315 & 319 Diablo Road / Riele TRE & Montair Associates



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 6 Offices

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.17 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-120-028	307 Diablo Road	Private (Riele TRE)	0.865	0.39	Office	1976	5,090 sf	0.67
216-120-029	Front Street	Private (Montair Associates)	1.05	0.52	Parking Lot	-	Vacant	0.29
216-120-042	315 Diablo Road		0.45	0.45	Office	1981	17,260 sf	3.81
216-120-043	319 Diablo Road		1.71	1.29	Office	1978	24,245 sf	1.68
Totals			4.08	2.65	-	-	46,595 sf (40.4%)	1.42

Existing Uses:

These sites are cornered by Diablo Road and Front St. The Southern boundary of the site overlaps with the San Ramon Creek and therefore will have to accommodate creek access easement requirements. Overall, the lot is large and flat. The three, aged buildings onsite are designated for office space. While this site includes a small parcel (less than 0.5 acre), it is part of three contiguous parcels with common ownership.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site J (HOS J) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS K-1 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients [after accounting for the presence of creek bank slopes for San Ramon Creek], and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Close proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Ability for the properties to reasonably develop either individually or jointly;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS K-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 80 units of for-sale

attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 92 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 105 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 92 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 11 units for very low income households and the other making provision of a minimum of 19 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS K-1.

Redevelopment of HOS K-1 will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.

Additional Site-specific Opportunity and Constraints Considerations:

- Housing Opportunity Site K-1 consists of four separate tax assessor parcels with separate ownerships held by two property owners. The Site fronts at the southeast corner of the intersection of Diablo Road and Front Street and is occupied by two, two-story office buildings (315 and 319 Diablo Road) and a one-story office building (307 Diablo Road). The south boundary of the lot grouping overlaps San Ramon Creek, an improved channel that is 25'-30' in depth. Slightly more than one-third of the gross area of the aggregation of properties lies below the top of bank for San Ramon Creek. There are several small commercial properties along Front Street lying across the creek.
- While any residential redevelopment project of the Site will have to accommodate CCCFC&WCD's requirement to have easement access to San Ramon Creek, a reduction in the size of the current easement area above top of bank may be feasible. The preliminary estimate of net property area removes the area extending from the top of creek bank down into San Ramon Creek from the Site's gross acreage. While the net acre has been calculated to allow preliminary density yield calculations, recognition is

made that the calculated area allows some overlap of anticipated development area and existing creek easements. Where the flood control district would insist on use-restricted area for creek access and maintenance needs, that area would need to come out of the calculate net development area. As such, the net area is just a preliminary estimate - but reflects methodology used for the nearby Alexan Downtown Danville project lying to the east.

- Based on approvals secured for the Alexan Downtown Danville project, any replacement project on Site K-1 would likely be required to make some level of financial reimbursement to the Town of Danville and/or to the developers of the Alexan project for costs that had been incurred for the pedestrian crossing constructed over San Ramon Creek that connects the Diablo Road subarea directly to the core of Downtown Danville.
- For Option 3 below, assuming a luxury apartment project similar to the Alexan project, anticipation of density bonus development concessions on story height and/or building height and maximum FAR (measured on conditioned space) should be made. DBD Area 12 (the most comparable current DBD zoning district) has a 35' height limit (no story height is established) and caps floor area ratio to a maximum 80% FAR standard.
- It is anticipated that a new DBD Area would need to be established to accommodate a DBD with a 30 unit minimum density. The development options below anticipate the 35' height limit and 80% maximum FAR would pull forward from Area 12 to the new DBD Area - i.e., DBD Area 13 Multifamily Residential Very High (30 to 35 units per net acre or 30 to 40 units per net acre).
- While redevelopment of HOS K-1 with a replacement residential project was analyzed in terms of potential environmental impacts in the Focused EIR prepared for the Danville 2030 General Plan, the site's land use designation remained unchanged with the adoption of the 2030 Plan and, as such, has not been a site identified to meet the Town's RHNA as a non-vacant site for the past two Identified Housing Element Planning Cycles. If the site was redesignated with this review, it would constitute its first planning review period under HCD site availability standards.



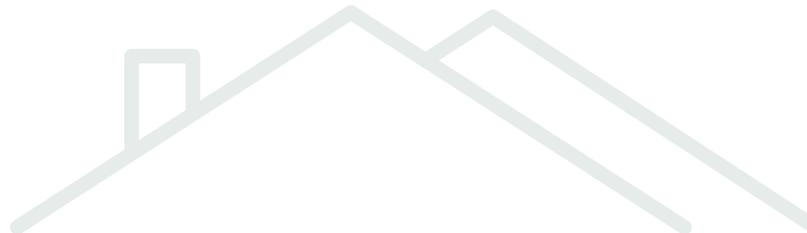
Housing Opportunity Site K-1

307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designations

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent project; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; 1.96 parking spaces per unit (Note: The Alexan project data supplied to document market feasibility of K-1 Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under (and invoked density bonus provisions upon)

Parcel Size - Net Acres (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size/ Affordable Component	Product Type Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Baseline Units - 30.0 units per net acre / 35' maximum building height allowed	Through Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Approved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Concession-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 square feet average unit size / Secured ten units affordable to VL Income	Luxury Apartments Studios (10%) 1-BDRs (50%) 2-BDRs (40%)	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (45% of site occupied by basement pkg.)	<ul style="list-style-type: none"> • Lobby/Leasing Area • Clubhouse Area • Gym • Swimming Pool (1) • Common Meeting Room • Tot Lot • BBQ Areas • Dog Area • UPS/Moving Van Parking Areas • Dog Grooming Area • Gated Common Area



**Housing Opportunity Site K-1 / 307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenario 1:
For-sale rowhouses and stacked flats at 30 dus/acre**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Minimum Units at 30.0 units per net acre / Min. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (47.17 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Maximum Conditioned Space Available for sale / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
2.65 acres (115,425 sq. ft.)	80 Units - at 30.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 1 so 80 Units at 30.0 units minimum per net acre	80% Allowed / 80% Assumed (yielding 92,340 square feet conditioned space)	92,340 sq. ft. conditioned space 1,154 square feet average unit size / 15% (12 units) affordable to Moderate Income Households (12 of 12 Stacked Flats)	Two- and Three-story Rowhouses & Stacked Flats 1- to 2-car garages 12 2-BDRs (15%) - @ 650 sq. ft. (stacked flats) 68 3-BDRs (85%) - @ 1,243 sq. ft.	32 at-grade spaces (20.0%) / 148 side-by-side or tandem garage spaces (80.0%) / 180 total spaces / 2.25 spaces per unit	As proposed by applicant and as would be set through the project entitlement

**Housing Opportunity Site K-1 / 307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenario 2:
Podium Apartments at 35 dus/acre**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (47.17 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Leasable Space as Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
2.65 acres (115,425 sq. ft.)	92 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 2 so 92 Units at 35.0 units maximum per net acre	80% Allowed / 80% Assumed (yielding 92,340 square feet conditioned space)	85.0% Leasable (78,500 sq. ft.) / 853 square feet average unit size / 15% (14 units) affordable to Moderate Income Households	Podium Apartments 14 Studios (15%) - @ 725 sq. ft. 46 1-BDRs (50%) - @ 825 sq. ft. 32 2-BDRs (35%) - @ 950 sq. ft.	42 at-grade spaces (37.5%) / 70 basement spaces (62.5%) / 112 total spaces / 2.00 spaces per unit	As proposed by applicant and as would be set through the project entitlement

**Housing Opportunity Site K-1 / 307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenario 3:
Podium Apartments at 46.90 dus/acre after 35% density bonus invoked**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (47.17 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession-2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
2.65 acres (115,425 sq. ft.)	125 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	By Density Bonus of 33 units to 47.17 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 95.0% Assumed FAR - yielding 109,650 square feet of conditioned space (as Development Standard Concession-2)	85.0% Leasable (93,200 sq. ft.) / 746 square feet average unit size / 11% (11 units) of baseline units for VL Income or 20% (19 units) of baseline units for Low Income Households	Podium Apartments 26 Studios (21%) - @ 625 sq. ft. 53 1-BDRs (42%) - @ 725 sq. ft. 46 2-BDRs (37%) - @ 837 sq. ft.	78 at-grade (30% of spaces) / 184 basement (70% of spaces) / 262 total spaces for 2.10 spaces per unit (55% of site occupied by basement pkg.)	As proposed by applicant and as would be set through the project entitlement



Housing Opportunity Site K-2

363 Diablo Road / Janlois Partners LP



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 6 Offices

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.90 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
216-120-012	363 Diablo Road	Private (tbd)	0.54	Not estimated	Multifamily Residential	1962	8,542 sf	6.26
216-120-015	363 Diablo Road	Private (tbd)	1.58	Not estimated	Multifamily Residential	1962	5,592 sf	5.95
						1979	9,388 sf	
Totals			2.12 acres	1.62 acres	-	-	23,522 sf (33% FAR)	6.00

Existing Uses:

These two lots front Diablo Road and back into the San Ramon Creek. The lots are currently multifamily residential. The aged apartment buildings can be redeveloped similarly to the adjacent Alexan Riverwalk apartment project. City has met with property owner numerous times as owner has interest in redeveloping this old and deteriorating apartments. The allowable height will be increased to four stories at this site.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site K-2 (HOS K-2) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS K-2 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients [after accounting for the presence of creek bank slopes for San Ramon Creek], and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Close proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Ability for the properties to reasonably develop either individually or jointly;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of a very old apartment project with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS K-2 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 49 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square

feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 56 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 76 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 56 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of seven units for very low income households and the other making provision of a minimum of 12 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.
- It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS K-2.
- Redevelopment of HOS K-2 will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.
- Additional Site-specific Opportunity and Constraints Considerations:
 - HOS K-2 fronts along the south side of Diablo Road in the Downtown area, lying a bit west of the Diablo Road/I-680 freeway interchange.
 - The southwestern portion of the 1.62 acre (net) property lies behind a portion of the abutting 315 - 319 Diablo Road office complex (refer to HOS K-1).
 - To the east of HOS K-2 is the relatively recently constructed Heritage Bank financial office building.
 - Also lying to the east is the newly constructed Alexan Downtown Danville apartment project. The 3.75 acre (net) Alexan project replaced a 48,500 square foot 1979-era low density office complex (30% floor area ratio). The Alexan project site was one of two RHNA shortfall sites identified in the Danville 2015-2022 Housing Element. The Danville 2030 General Plan changed the general plan land use designation for the Alexan project site from Downtown Business District Area 6 Offices to a new DBD District - Downtown Business District Area 12 Multifamily Residential High (25 to 30 units per net acre). The Alexan project approval secured a 35% density bonus above the maximum allowable base density of 113 units and ultimately provided ten deed restricted units for very low income households.

- The south boundary of HOS K-2 includes a section of San Ramon Creek, an improved channel that is approximately 25' in depth.
- The Stoneybrook project (a detached single family residential-motor court project consisting of 88 units and reflecting a density of 12 units per acre) and the Danville Library and Community Center lie across the San Ramon Creek from HOS K-2.
- Any replacement project developed on HOS K-2 may be directed through the entitlement review process to pursue shared vehicular access with the Alexan Downtown Danville apartment project to mitigate the potential for adverse project traffic impacts along Diablo Road.
- A replacement project will need to address CCCFC&WCD maintenance access needs to San Ramon Creek. A slight reduction in the size of the historic flood control maintenance easement was granted by the flood control district within the last ten years, resulting in a slight increase of the area available for redevelopment. The request for the adjustment of the historic easement was initiated on behalf of the owners of the existing apartment project, being pursued as they considered redevelopment options for the existing 1962/1979-era walkup apartment project around the time of the Town's 2013 adoption of the Danville 2030 General Plan.
- Based on approvals secured for the Alexan Downtown Danville project, any replacement project on HOS K-2 would likely be required to make some level of financial reimbursement to the Town of Danville and/or to the developers of the Alexan project for costs that had been incurred for the pedestrian crossing constructed over San Ramon Creek that connects the Diablo Road subarea directly to the core of Downtown Danville.
- A "podium" or "wrap around" option for project parking for a redevelopment project might not be found to be financially feasible unless a relatively high FAR for a project is secured through application of a density bonus. The Alexan project provides a template for a possible podium project (see development criteria below) as that density bonus project provided 61% of required project parking as basement podium parking to allow the resultant two- and three-story apartment project with 88% FAR and 143,750 square feet of conditioned space for the 150 units in the project (144 units were ultimately constructed by the builder who exercised the project entitlement – resulting in no measurable change to project's FAR).
- For Option 3 below, assuming a luxury apartment project similar to the Alexan project, anticipation of density bonus development concessions on story height and/or building height and maximum FAR (measured on conditioned space) should be made. DBD Area 12 (the most comparable current DBD zoning district) has a 35' height limit (no story height is established) and caps floor area ratio to a maximum 80% FAR standard.
- It is anticipated that a new DBD Area would need to be established to accommodate a DBD with a 30 unit minimum density. The development options below anticipate the 35' height limit and 80% maximum FAR would pull forward from Area 12 to the new DBD Area – i.e., DBD Area 13 Multifamily Residential Very High (30 to 35 units per net acre or 30 to 40 units per net acre).
- The redevelopment feasibility of the site was underscored by the actions of the property owner to initiate a General Plan Amendment Study after adoption of the Danville 2015-2022 Housing Element. The GPA Study desired consideration of changing the property's land use designation from Downtown Business District Area 6 Offices to Downtown Business District Area 12 Multifamily Residential High (25 to 30 units per net acre) – with a proposed for-sale product type being considered. That application ultimately was not pursued. The DBD Area 6 designation is a non-conforming designation given the site's apartment use.
- The extent that residential redevelopment of the site would facilitate the Town in meeting its 2022-2030 RHNA would be limited to the net difference between the number of existing for-rent residential units present and the number of units ultimately authorized in a replacement project.

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- While redevelopment of HOS K-2 with a replacement residential project was analyzed in terms of potential environmental impacts in the Focused EIR prepared for the Danville 2030 General Plan, the site's land use designation remained unchanged with the adoption of the 2030 Plan and, as such, has not been a site identified to meet the Town's RHNA as a non-vacant site for the past two Identified Housing Element Planning Cycles. If the site was redesignated with this review, it would constitute its first planning review period under HCD site availability standards.



Housing Opportunity Site K-2

363 Diablo Road / Janlois Partners LP - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designations

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent apartments; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; & 1.96 parking spaces per unit (Note: The Alexan project data supplied to document market feasibility of K-1 Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under and baseline for the invoked density bonus.

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Baseline Units - 30.0 units per net acre / 35' maximum building height allowed	Through Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Ap- proved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Conces- sion-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 square feet average unit size / Secured ten units affordable to VL Income	Luxury Apartments Studios (10%) 1-BDRs (50%) 2-BDRs (40%)	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (45% of site occupied by basement pkg.)	<ul style="list-style-type: none"> • Lobby/ Leasing Area •Clubhouse Area •Gym •Swimming Pool •Common Meeting Room •Tot Lot •BBQ Areas •Dog Area •UPS/Moving Van Parking Areas •Dog Grooming Area •Gated Common Area

**Housing Opportunity Site K-2 / 363 Diablo Road / Janlois Partners LP - Development Scenario 1:
For-sale rowhouses and stacked flats at 30 dus/acre**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Minimum Units at 30.0 units per net acre / Min. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Maximum Conditioned Space Available for sale / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	49 Units - at 30.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 1 so 49 Units at 30.0 units minimum per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	56,460 sq. ft. conditioned space 1,152 square feet average unit size / 15% (7 units) affordable to Moderate Income Households (7 of 8 Stacked Flats)	Two- and Three- story Rowhouses & Stacked Flats 1- to 2-car garages 8 2-BDRs (16%) - @ 650 sq. ft. (flats) 41 3-BDRs (85%) - @ 1,250 sq. ft.	23 at-grade spaces (20.0%) / 92 side-by- side or tandem garage spaces (80.0%) / 115 total spaces / 2.50 spaces per unit	As proposed by applicant and as would be set through the project entitlement

**Housing Opportunity Site K-2 / 363 Diablo Road / Janlois Partners LP - Development Scenario 2:
Podium Apartments at 35 dus/acre**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Leasable Space as Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	56 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 2 so 56 Units at 35.0 units per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	85.0% Leasable (48,000 sq. ft.) / 857 square feet average unit size / 15% (8 units) affordable to Moderate Income Households	Podium Apartments 9 Studios (16%) - @ 725 sq. ft. 28 1-BDRs (50%) - @ 825 sq. ft. 19 2-BDRs (34%) - @ 965 sq. ft.	42 at-grade spaces (37.5%) / 70 basement spaces (62.5%) / 112 total spaces / 2.00 spaces per unit	As proposed by applicant and as would be set through the project entitlement

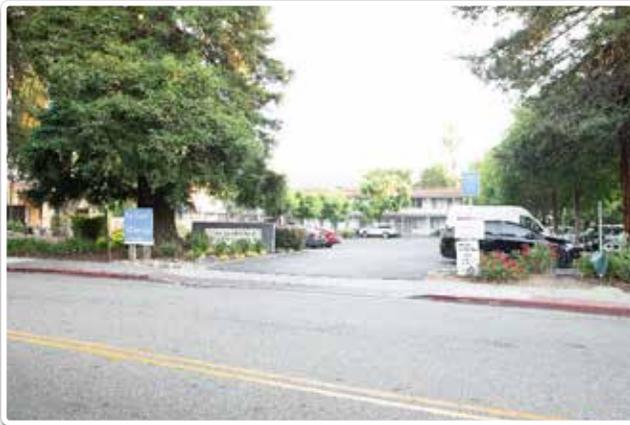
**Housing Opportunity Site K-2 / 363 Diablo Road / Janlois Apartments - Development Scenario 3:
Podium Apartments at 46.90 dus/acre after 35% density bonus invoked**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession-2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	76 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and approved	By Density Bonus of 20 units to 46.90 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 95.0% Assumed FAR - yielding 67,050 square feet of conditioned space (as Development Standard Concession-2)	85.0% Leasable (57,000 sq. ft.) / 720 square feet average unit size / 11% (7 units) of baseline units for VL Income or 20% (12 units) of baseline units for Low Income Households	Podium Apartments 16 Studios (21%) - @ 625 sq. ft. 32 1-BDRs (42%) - @ 725 sq. ft. 28 2-BDRs (37%) - @ 850 sq. ft.	48 at-grade (30% of spaces) / 111 basement (70% of spaces) / 159 total spaces for 2.1 spaces per unit (47% of site occupied by basement parking)	As proposed by applicant and as would be set through the project entitlement



Housing Opportunity Site M

185 Front Street / Duggan TRE



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 3 Old Town Mixed Use

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.25 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-022-036	185 Front Street	Private (Duggan TRE)	0.70	0.70	Office	Pre 1982	12,360 sq. ft.	1.45
Totals			0.70	0.70	-	-	12,360 sq. ft. (41% FAR)	1.45

Existing Uses:

The site is on Front Street with commercial (retail/restaurant) to the south, Town Meeting Hall to the east, and a Municipal parking lot to its west. Site is relatively large at 0.70 acres and regular in shape. The site has one building designated for office use.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site M (HOS M) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS M with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Location within the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR); and
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS M depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 21 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 24 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The

analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 33 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 24 units. This scenario envisions development of the property with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of three units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS M.



Housing Opportunity Site M

185 Front Street / Duggan TRE - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

**Housing Opportunity Site M / 185 Front Street / Duggan TRE - Development Scenario 1:
For-sale rowhouses and stacked flats at 30 dus/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
0.70 acres (30,500 sq. ft.)	21 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 24,400 sq. ft. conditioned space	1,161 sq. ft. ave 15% (3 units) affordable to Moderate-	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	4 2-BDRs (19%) - ave 650 sq. ft. (stacked flats) 17 3-BDRs (81%) - ave 1,282 sq. ft. (rowhouses)	9 at-grade (19%) 38 tandem or standard (71%) for 47 total spaces -2.25 spaces per unit

**Housing Opportunity Site M / 185 Front Street / Duggan TRE - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.70 acres (30,500 sq. ft.)	24 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 24,400 sq. ft. conditioned space	85.0% Leasable (20,750 sq. ft.) / 858 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	4 Studios (16%) - ave 725 sq. ft. 10 1-BDRs (50%) - @ 865 sq. ft. 10 2-BDRs (34%) - ave 920 sq. ft.	14 at-grade (30%) 33 podium (70%) for 47 total spaces -1.96 spaces per unit



**Housing Opportunity Site M / 185 Front Street / Duggan TRE - Development Scenario 3:
Podium Apartments at 47.25 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.70 acres (30,500 sq. ft.)	33 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 9 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 28,975 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (24,625 sq. ft.) / 746 sq. ft. ave / 11% (3 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	7 Studios (21%) - ave 625 sq. ft. 14 1-BDRs (42%) - ave 725 sq. ft. 12 2-BDRs (37%) - ave 842 sq. ft.	20 at-grade (31% of spaces) / 45 basement (69% of spaces) / 65 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site N

480 and 486 SRV Blvd / Crossroads Shopping Center



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.19 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-101-001	486 SRV Blvd.	Private (Danville Garden Shopping Center and Toland)	1.783	1.783	Crossroads Shopping Center - South	1961	Not available on Valley Pioneer	1.22
216-101-002	480 SRV Blvd.	Private (McColm)	1.374	1.374	Crossroads Shopping Center - North	1960	17,600 sq. ft.	1.75
Totals			3.157	3.157	-	-	Not determined	1.59

Existing Uses:

This site is currently an outdated shopping center north of Hartz Way, south of the Iron Horse Trail, and east of commercial and multi-family. The shopping center serves retail, restaurant, and personal service. The lot is 3.15 acres gross and flat.

Site Characteristics and Analysis:

The following site characteristics render the two properties making up Housing Opportunity Site N (HOS N) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS N properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, absence of any onsite slopes that would limit redevelopment, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either individually or jointly; and
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS N depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 95 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 110 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 149 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 110 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 13 units for very low income households and the other making provision of a minimum of 22 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS N.

Housing Opportunity Site N

480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site N / 480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
3.157 acres (137,525 sq. ft.)	95 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 110,020 sq. ft. conditioned space	1,158 sq. ft. ave 15% (14 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	18 2-BDRs (19%) - ave 650 sq. ft. (stacked flats) 77 3-BDRs (81%) - ave 1,276 sq. ft. (rowhouses)	41 at-grade (19%) 173 tandem or standard (81%) for 214 total spaces -2.25 spaces per unit

**Housing Opportunity Site N / 480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenario 2:
Podium apartments at 35 units/acre**

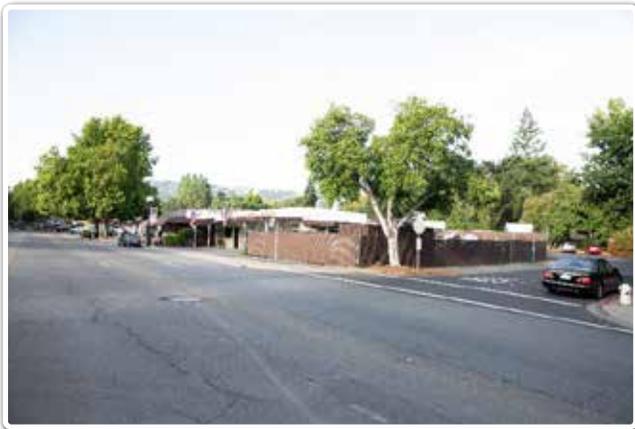
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.157 acres (137,525 sq. ft.)	110 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 110,020 sq. ft. conditioned space	85.0% Leasable (93,525 sq. ft.) / 850 sq. ft. ave 15% (16 units) for Moderate	Podium Apartments	18 Studios (16%) - ave 725 sq. ft. 55 1-BDRs (50%) - @ 825 sq. ft. 37 2-BDRs (34%) - ave 948 sq. ft.	65 at-grade (30%) 151 podium (70%) for 216 total spaces -1.96 spaces per unit

**Housing Opportunity Site N / 480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenario 3:
Podium Apartments at 47.19 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.157 acres (137,525 sq. ft.)	149 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 39 units to 47.19 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 130,650 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (111,050 sq. ft.) / 745 sq. ft. ave / 11% (13 units) of baseline units for VL Income or 20% (22 units) of baseline units for Low Income	Podium Apartments	33 Studios (21%) - ave 625 sq. ft. 63 1-BDRs (42%) - ave 725 sq. ft. 53 2-BDRs (37%) - ave 844 sq. ft.	91 at-grade (31% of spaces) / 203 basement (69% of spaces) / 294 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site 0

509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.25 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-043-021	SRV Blvd.	Private (Simmons TRE and Verhoek)	0.073	0.073	Support Parking	n/a	-	--
208-043-022	509 SRV Blvd.		0.095	0.095	Service Commercial	1954	1,326 sq. ft.	0.32
208-043-020	535 SRV Blvd.	Private (ACHF Kaplan LP)	0.128	0.128	Service Commercial	1971	3,600 sq. ft.	0.77
208-043-024	515 SRV Blvd.	Private (Elwood Carnegie LLC)	0.401	0.401	Restaurant and Service Commercial	1962	1,326 sq. ft.	0.58
208-043-025	519 SRV Blvd.	Private (Joven Investments Danville LLC)	0.263	0.263	Service Commercial	1964	2,970 sq. ft.	0.50
Totals			0.96	0.96	-	-	9,222 sq. ft. (22% FAR)	0.58

Existing Uses:

This site is made up of five parcels that serve restaurant, service commercial, and supports parking. The site is cornered by San Ramon Valley Boulevard to the east and Sonora Ave to the north, a preschool and residences are to its west and commercial properties are to its south. These parcels have parking pools behind and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the five properties making up Housing Opportunity Site O (HOS O) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs); and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial and restaurant space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS O depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 29 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 33 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 45 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 33 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS O.

It is also noted that the size of the respective properties in HOS O, as well as their shapes as well as their shapes and location relative to one another, makes it unlikely that HOS O could develop as anything but a single project.

While not all five properties may not need to be involved with a redevelopment project, the apparent minimum size for a project would need to at least 6/10ths of an acre.

Development Scenarios reflecting standards of a new DBD

Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site O / 509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
0.96 acres (41,825 sq. ft.)	29 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 33,450 sq. ft. conditioned space	1,153 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	6 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 23 3-BDRs (79%) - ave 1,284 sq. ft. (rowhouses)	14 at-grade (21%) 52 tandem or standard (79%) for 66 total spaces -2.28 spaces per unit

Housing Opportunity Site O / 509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.96 acres (41,825 sq. ft.)	33 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 33,450 sq. ft. conditioned space	85.0% Leasable (28,425 sq. ft.) / 861 sq. ft. ave 15% (5 units) for Moderate	Podium Apartments	6 Studios (18%) - ave 725 sq. ft. 16 1-BDRs (49%) - @ 825 sq. ft. 11 2-BDRs (33%) - ave 988 sq. ft.	19 at-grade (29%) 46 podium (71%) for 65 total spaces -1.96 spaces per unit

**Housing Opportunity Site O / 509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr - Development Scenario 3:
Podium Apartments at 47.25 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.96 acres (41,825 sq. ft.)	45 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 12 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 39,725 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (33,750 sq. ft.) / 750 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	10 Studios (22%) - ave 625 sq. ft. 19 1-BDRs (42%) - ave 725 sq. ft. 16 2-BDRs (36%) - ave 858 sq. ft.	27 at-grade (30% of spaces) / 62 basement (70% of spaces) / 89 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site P-1

554 and 588 SRV Blvd / SRV Blvd and Oak Ct



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 6 Offices

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.96 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-090-019	554 SRV Blvd.	Private (Rey TRE)	0.611	0.611	Retail & Service Commercial	1966	5,850 sq. ft.	0.88
216-090-023	588 SRV Blvd.	Private (Cal-North Properties LLC and Sherman Properties)	0.837	0.837	Restaurant and Service Commercial	Pre-1982	12,973 sq. ft.	0.76
Totals			1.448	1.448	-	-	18,823 sq. ft. (30% FAR)	0.77

Existing Uses:

This lot fronts San Ramon Valley Boulevard with office use to its east and commercial use to its north and south. The lot serves retail, restaurant, and service commercial. The lot is 1.45 gross acres, flat, with aged buildings.

Site Characteristics and Analysis:

The following site characteristics render the two properties making up Housing Opportunity Site P-1 (HOS P-1) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial and office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the two properties to reasonably develop either individually or jointly.

The following table for HOS P-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario I assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 44 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The

analysis provides for the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 50 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 68 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 50 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of six units for very low income households and the other making provision of a minimum of ten units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS P-1.

Housing Opportunity Site P-1

554 and 588 SRV Blvd / SRV Blvd and Oak Ct - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

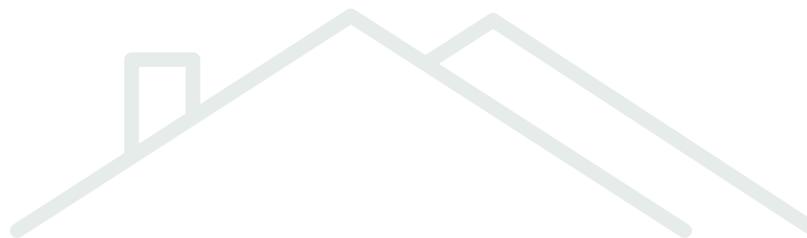
Housing Opportunity Site P-1 / 554 and 588 SRV Blvd / SRV Blvd and Oak Ct - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.448 acres (63,075 sq. ft.)	44 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	1,147 sq. ft. ave 15% (6 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 34 3-BDRs (79%) - ave 1,292 sq. ft. (rowhouses)	21 at-grade (21%) 78 tandem or standard (79%) for 99 total spaces -2.25 spaces per unit

**Housing Opportunity Site P-1 / 554 and 588 SRV Blvd / SRV Blvd and Oak Ct -Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1,448 acres (63,075 sq. ft.)	50 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	85.0% Leasable (42,875 sq. ft.) / 858 sq. ft. ave 15% (6 units) for Moderate	Podium Apartments	9 Studios (18%) - ave 725 sq. ft. 25 1-BDRs (50%) - @ 825 sq. ft. 16 2-BDRs (33%) - ave 983 sq. ft.	28 at-grade (29%) 71 podium (71%) for 98 total spaces -1.96 spaces per unit

**Housing Opportunity Site P(1) / 554 and 588 SRV Blvd / SRV Blvd and Oak Ct - Development Scenario 3:
Podium Apartments at 46.96 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1,448 acres (63,075 sq. ft.)	68 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 18 units to 46.96 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 59,925 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (50,950 ft.) / 749 sq. ft. ave / 11% (6 units) of baseline units for VL Income or 20% (10 units) of baseline units for Low Income	Podium Apartments	16 Studios (22%) - ave 625 sq. ft. 29 1-BDRs (42%) - ave 725 sq. ft. 23 2-BDRs (36%) - ave 866 sq. ft.	40 at-grade (30% of spaces) / 94 basement (70% of spaces) / 134 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site P-2

620 SRV Blvd / Bank of America



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 10

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.99 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-080-074	620 SRV Blvd	Private (VSA Investments North Bay LLC and B of A)	0.830	0.830	Financial Office	1973	7,098 sq. ft.	7.16
Totals			0.830	0.830	-	-	7,098 sq. ft. (20% FAR)	7.16

Existing Uses:

This lot is 0.83 gross acres and flat. It fronts San Ramon Valley Blvd and has commercial to its north and south, and multi-family to its east. The lot serves financial office and is currently occupied by Bank of America.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site P-2 (HOS P-2) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS P-2 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS P-2 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 24 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

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- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 29 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 39 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 29 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of six units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS P-2.



Housing Opportunity Site P-2

620 SRV Blvd / Bank of America - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site P-2 / 620 SRV Blvd / Bank of America - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
0.830 acres (36,150 sq. ft.)	25 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 28,925 sq. ft. conditioned space	1,157 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	5 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 19 3-BDRs (79%) - ave 1,283 sq. ft. (rowhouses)	12 at-grade (22%) 44 tandem or standard (78%) for 56 total spaces -2.25 spaces per unit

Housing Opportunity Site P-2 / 620 SRV Blvd / Bank of America - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.830 acres (36,150 sq. ft.)	29 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 28,925 sq. ft. conditioned space	85.0% Leasable (24,575 sq. ft.) / 847 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	5 Studios (17%) - ave 725 sq. ft. 15 1-BDRs (50%) - @ 825 sq. ft. 9 2-BDRs (33%) - ave 952 sq. ft.	17 at-grade (30%) 40 podium (70%) for 57 total spaces -1.97 spaces per unit

Housing Opportunity Site P-2 / 620 SRV Blvd / Bank of America - Development Scenario 3: Podium Apartments at 46.99 dus/acre after 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.830 acres (36,150 sq. ft.)	39 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 10 units to 46.99 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 34,325 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (29,175 ft.) / 748 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (6 units) of baseline units for Low Income	Podium Apartments	8 Studios (21%) - ave 625 sq. ft. 16 1-BDRs (41%) - ave 725 sq. ft. 15 2-BDRs (38%) - ave 838 sq. ft.	23 at-grade (30% of spaces) / 54 basement (70% of spaces) / 77 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site Q

551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr /
Six Service Commercial Parcels



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.07 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-044-015	571 SRV Blvd	Private (Gagnon Center LLC)	0.321	0.321	Service Commercial	1964	5,075 sq. ft.	0.48
208-044-017	551 SRV Blvd	Private (Hill TRE)	0.346	0.346	Service Commercial	1945	4,342 sq. ft.	0.21
208-044-018	555 SRV Blvd	Private (Offenhartz TRE & No Cal Rental Group LLC)	0.290	0.290	Service Commercial	1954	600 sq. ft.	0.06
208-051-009	577 SRV Blvd	Private (Gallagher TRE)	0.290	0.290	Service Commercial	1966	6,009 sq. ft.	1.06
208-051-010	30 Town & Country Dr	Private (Bloch TRE)	0.034	0.034	Service Commercial	Unknown	1,470 sq. ft.	2.77
208-051-011	10 Town & Country Dr	Private (Kadesh Properties Holding LLC)	0.10	0.10	Service Commercial	Unknown	760 sq. ft.	0.18
Totals			1.381	1.381	-	-	18,256 sq. ft. (30% FAR)	0.38

Existing Uses:

This site is made up of six parcels totaling 1.45 gross acres. It is zoned for office use. It is surrounded by commercial use to its north and south and single-family residences to its west. The site is flat with aged buildings. These parcels have parking pools behind and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the six properties making up Housing Opportunity Site Q (HOS Q) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs); and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS Q depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area I3 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 42 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 48 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 65 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 48 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of six units for very low income households and the other making provision of a minimum of ten units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS Q.

It is also noted that the size of the respective properties in HOS Q, as well as their shapes and location relative to one another, makes it unlikely that HOS Q could develop as anything but a single project. While not all five properties may not need to be involved with a redevelopment project, the apparent minimum size for a project would need to at least 6/10ths of an acre.

Housing Opportunity Site Q

551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site Q / 551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
1.381 acres (60,150 sq. ft.)	42 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 48,125 sq. ft. conditioned space	1,145 sq. ft. ave 15% (6 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	9 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 33 3-BDRs (79%) - ave 1,281 sq. ft. (rowhouses)	21 at-grade (22%) 74 tandem or standard (78%) for 95 total spaces -2.26 spaces per unit

Housing Opportunity Site Q / 551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.381 acres (60,150 sq. ft.)	48 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 48,125 sq. ft. conditioned space	85.0% Leasable (40,900 sq. ft.) / 852 sq. ft. ave 15% (7 units) for Moderate	Podium Apartments	9 Studios (19%) - ave 725 sq. ft. 24 1-BDRs (50%) - @ 825 sq. ft. 15 2-BDRs (33%) - ave 972 sq. ft.	28 at-grade (30%) 66 podium (70%) for 94 total spaces -1.96 spaces per unit

Housing Opportunity Site Q / 551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenario 3: Podium Apartments at 47.25 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.381 acres (60,150 sq. ft.)	65 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 17 units to 47.07 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 57,150 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (48,575 sq. ft.) / 747 sq. ft. ave / 11% (6 units) of baseline units for VL Income or 20% (10 units) of baseline units for Low Income	Podium Apartments	14 Studios (22%) - ave 625 sq. ft. 27 1-BDRs (42%) - ave 725 sq. ft. 24 2-BDRs (36%) - ave 844 sq. ft.	38 at-grade (30% of spaces) / 90 basement (70% of spaces) / 128 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site R-1

585 SRV Blvd / Wells Fargo



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.44 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-060-029	585 SRV Blvd.	Private (tbd)	0.689	0.689	Financial Office	1967	5,215 sq. ft.	0.90
Totals			0.689 acres	0.689 acres	-	-	5,215 sq. ft. (17% FAR)	0.90

Existing Uses:

This site is 0.69 acres and located on the corner of Town and Country Drive and San Ramon Valley Boulevard. It is surrounded by commercial uses with other opportunity sites to the south and west. It is currently occupied by Wells Fargo.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site R-1 (HOS R-1) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS R-1 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS R-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 21 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

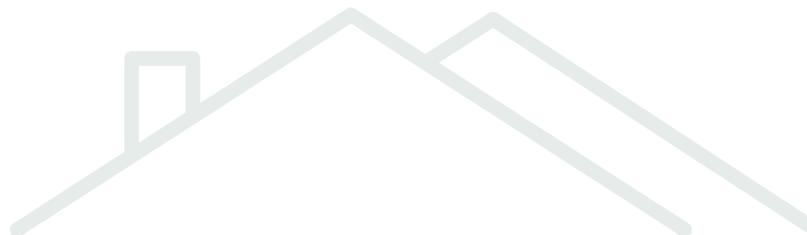
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 24 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 32 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 24 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of three units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS R-1.

Housing Opportunity Site R-1

585 SRV Blvd / Wells Fargo - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site R-1 / 585 SRV Blvd / Wells Fargo - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
0.689 acres (30,025 sq. ft.)	21 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario.	80% FAR Allowed 80% FAR Assumed - yielding 24,025 sq. ft. conditioned space	1,144 sq. ft. ave 15% (3 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	5 2-BDRs (24%) - ave 650 sq. ft. (stacked flats) 16 3-BDRs (76%) - ave 1,298 sq. ft. (rowhouses)	10 at-grade (22%) 37 tandem or standard (78%) for 47 total spaces -2.25 spaces per unit



Housing Opportunity Site R-1 / 585 SRV Blvd / Wells Fargo - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.689 acres (30,025 sq. ft.)	24 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multi-family Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 24,025 sq. ft. conditioned space	85.0% Leasable (20,425 sq. ft.) / 851 sq. ft. ave 15% (3 units) for Moderate	Podium Apartments	4 Studios (17%) - ave 725 sq. ft. 12 1-BDRs (50%) - @ 825 sq. ft. 8 2-BDRs (33%) - ave 953 sq. ft.	77 at-grade (34%) 179 podium (66%) for 48 total spaces -2.00 spaces per unit

Housing Opportunity Site R-1 / 585 SRV Blvd / Wells Fargo - Development Scenario 3: Podium Apartments at 47.06 dus/acre after 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.689 acres (30,025 sq. ft.)	32 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 8 units to 46.44 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 28,525 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (24,250 5sq. ft.) 758 sq. ft. ave / 11% (3 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	7 Studios (21%) - ave 625 sq. ft. 13 1-BDRs (41%) - ave 725 sq. ft. 12 2-BDRs (38%) - ave 871 sq. ft.	19 at-grade (30% of spaces) / 44 basement (70% of spaces) / 63 total spaces for 1.97 spaces per unit (51% of site occupied by basement pkg.)



Housing Opportunity Site R-2

589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.25 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-060-055	609 SRV Blvd	Private (La Jolla Development Company)	0.648	0.648	Retail (Pet Food Express)	1972	27,436	4.23
208-060-056	615 SRV Blvd		0.214	0.214	Retail	1972	9,300	5.01
208-060-057	607 SRV Blvd		0.046	0.046	Retail	1973	1,955	4.44
208-060-058	589 SRV Blvd		0.396	0.396	Retail (McCaulous)	1973	18,593	7.07
208-060-059	SRV Blvd (Danville Town & Country L P and La Jolla Management Company)		3.401	3.401	Retail (parking areas)	-	0	0.12
Totals			4.705	4.705	-	-	57,284 sq. ft (28% FAR)	1.53

Existing Uses:

This site consists of five separate parcels with a combined gross area of 4.71 acres. It is located west of San Ramon Valley Blvd and south of Town and Country Drive. The site makes up Town and Country Shopping Center, an older shopping center with a large parking lot. It is bordered by commercial uses including the Village Shopping Center, another opportunity site, as well as residential uses to the northwest. The overall IVLR is only 1.53 for the entire site, below the average of most shopping centers. Site Characteristics and Analysis:

The following site characteristics render the five properties making up Housing Opportunity Site R-2 (HOS R-2) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs); and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older retail and commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS R-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 142 units of for-sale

attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 164 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 222 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 164 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 19 units for very low income households and the other making provision of a minimum of 33 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS R-2.

It is also noted that the size of the respective properties in HOS R-2, as well as their shapes, location relative to one another, and shared internal driveway and parking system makes it unlikely that HOS R-2 could develop as anything but a single project.

Housing Opportunity Site R-2

589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site R-2 / 589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
4.705 acres (204,950 sq. ft.)	142 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 163,950 sq. ft. conditioned space	1,155 sq. ft. ave 15% (21 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	34 2-BDRs (24%) - ave 650 sq. ft. (stacked flats) 108 3-BDRs (76%) - ave 1,313 sq. ft. (rowhouses)	70 at-grade (22%) 250 tandem or standard (78%) for 320 total spaces -2.25 spaces per unit

**Housing Opportunity Site R-2 / 589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development
Scenario 2: Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.705 acres (204,950 sq. ft.)	164 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 163,950 sq. ft. conditioned space	85.0% Leasable (139,350 sq. ft.) / 850 sq. ft. ave 15% (24 units) for Moderate	Podium Apartments	28 Studios (17%) - ave 725 sq. ft. 82 1-BDRs (50%) - @ 825 sq. ft. 54 2-BDRs (33%) - ave 952 sq. ft.	109 at-grade (34%) 212 podium (66%) for 321 total spaces -2.00 spaces per unit

**Housing Opportunity Site R-2 / 589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development
Scenario 3: Podium Apartments at 47.06 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.705 acres (204,950 sq. ft.)	222 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 58 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 194,700 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (165,500 5sq. ft.) 758 sq. ft. ave / 11% (19 units) of baseline units for VL Income or 20% (33 units) of baseline units for Low Income	Podium Apartments	47 Studios (21%) - ave 625 sq. ft. 91 1-BDRs (41%) - ave 725 sq. ft. 84 2-BDRs (38%) - ave 835 sq. ft.	131 at-grade (30% of spaces) / 306 basement (70% of spaces) / 437 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site S

Blake Griggs / Village Shopping Center



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.06 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
208-060-053	107-A Town & Country Drive	Private (Blake Griggs)	3.888	3.888	Shopping Center	1977	66,722 sq. ft.	0.86
Totals			3.888 acres	tbd acres	-	-	66,722 sq. ft. (39% FAR)	0.86

Existing Uses:

This site is located west of San Ramon Valley Blvd, south of Town and Country Drive, and is bordered by residential uses to the north and west and commercial uses, including another opportunity site, to the east and south. The site is 3.89 acres, flat, and currently occupied by the Village Shopping Center, an older outdated building.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site S (HOS S) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS S with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS S depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 116 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

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- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 136 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 183 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 136 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 15 units for very low income households and the other making provision of a minimum of 28 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS S.

Redevelopment of HOS S will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.



Housing Opportunity Site S

Blake Griggs Properties / Village Shopping Center - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designation

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent project; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; 1.96 parking spaces per unit (Note: The Alexan project data supplied to document market feasibility of Site S Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under (and invoked density bonus provisions upon)

Parcel Size Net Acres (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Units - 30.0 units per net acre / 35' maximum building height allowed	Through Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Approved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Concession-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 sq. ft ave / Secured ten units affordable to VL Income	Luxury Apartments Studios (10%) 1-BDRs (50%) 2-BDRs (40%) 5200	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (43% of site as basement pkg.)	<ul style="list-style-type: none"> Lobby/Leasing Area Clubhouse Area Gym • Swimming Pool (1) • Common Meeting Room • Tot Lot • BBQ Areas Dog Area • Dog Grooming Area UPS/Moving Van Parking Areas • Gated Common Area





**Housing Opportunity Site S / Blake Griggs Properties / Village Shopping Center - Development Scenario 1:
For-sale Rowhouses & Stacked Flats**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
3.888 acres (169,361 sq ft)	116 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 135,500 sq. ft. conditioned space	1,168 sq. ft ave 15% (17 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	18 2-BDRs (16%) - ave 650 sq. ft. (stacked flats) 98 3-BDRs (84%) - ave 1,330 sq. ft. (rowhouses)	50 at-grade (19%) 211 tandem or standard (81%) for 261 total spaces -2.25 spaces per unit

**Housing Opportunity Site S / Blake Griggs Properties / Village Shopping Center - Development Scenario 2:
For-rent project w/ podium parking**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.888 acres (169,361 sq ft)	136 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 135,500 sq. ft. conditioned space	85.0% Leasable (115,175 sq. ft.) / 847 sq. ft. ave 15% (20 units) for Moderate	Podium Apartments	20 Studios (15%) - ave 725 sq. ft. 68 1-BDRs (50%) - ave 825 sq. ft. 48 2-BDRs (35%) - ave 928 sq. ft.	76 at-grade (31%) 174 podium basement pkg (71%) for 245 total spaces -1.80 spaces per unit (33% of site as basement pkg.)

Housing Opportunity Site S / Blake Griggs Properties / Village Shopping Center - Development Scenario 3:
For-rent project with podium parking structure and with 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.888 acres (169,361 sq ft)	183 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 47 units to 47.07 dus/ac / 37' Height (Devel Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 160,900 sq. ft. conditioned space (Devel Stnd Concession-2)	85.0% Leasable (136,765 sq. ft.) / 747 sq. ft. ave / 11% (15 units) of baseline units for VL Income or 20% (28 units) of baseline units for Low Income	Podium Apartments	28 Studios (15%) - ave 625 sq. ft. 79 1-BDRs (43%) - ave 725 sq. ft. 76 2-BDRs (37%) - ave 816 sq. ft.	92 at-grade (30% of spaces) / 215 basement (70% of spaces) / 307 total spaces for 1.68 spaces per unit (41% of site as basement pkg.)



Housing Opportunity Site T

200 Boone Court / Danville Bowl



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.91 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
216-080-072	200 Bonne Ct.	Private (Glen Arms Estates Inc and Eppler)	1.30	1.30	Service Commercial	1961	40,720 sf	1.19
216-080-004	Bonne Ct.		0.32	0.32				0.14
Totals			1.62 acres	1.62 acres	-	-	40,720 sf (58% FAR)	1.11

Existing Uses:

This site is located along Boone Court, a small dead-end street lying east of San Ramon Valley Blvd and west of I-680. It is a flat 1.62 acre property which contains Danville Bowl, an older bowling alley in disrepair that has stated its intention to shut down. These two parcels are under common ownership.

Site Characteristics and Analysis:

The following site characteristics render the property (it has two APNs but would perform as a single property) making up Housing Opportunity Site T (HOS T) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS T with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS T depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 49 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 59 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville’s current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 76 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 59 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of seven units for very low income households and the other making provision of a minimum of twelve units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville’s RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS T.

Redevelopment of HOS T will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town’s architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area’s historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.

Additional Site-specific Opportunity and Constraints Considerations:

- HOS T is wedged between a 69-unit for-sale townhouse project (i.e., the Hartley Drive/Ashley Court attached multifamily - developed a density of 13.8 dus/acre), the west embankment of the I-680 freeway, and commercial use (i.e., Sycamore Square Shopping Center and a gas station).
- Any residential project placed on the site would likely need to accommodate maintenance access to I-680 retaining wall at the east side of the project. The most comparable condition is how access over individually owned rear yards was provided for in the Stonybrook project which had a fourteen foot width “no-build” area at base of the wall for Caltrans maintenance/access purposes.
- Any redevelopment of the site would likely trigger a review of the right-of-way condition for Boone Ct., which appears to have an oversized right-of-way given its dead-end condition east of Hartley Drive. The predecessor of Boone Ct. had extended east on past the current freeway to align with Laurel Drive. Potentially up to one-third of the existing right-of-way could be deemed as excess right of way the section of the roadway east of its intersection with Hartley Drive needs only be sufficient to handle traffic to the subject property and truck delivery traffic serving Sycamore Shopping Center.
- It is anticipated that a new DBD Area would need to be established to accommodate a DBD with a 30 unit minimum density. The development options below anticipate the 35’ height limit and 80% maximum FAR would pull forward from Area 12 to the new DBD Area - i.e., DBD Area 13 Multifamily Residential Very High (30 to 35 units per net acre).

- While redevelopment of HOS T with a replacement residential project was analyzed in terms of potential environmental impacts in the Focused EIR prepared for the Danville 2030 General Plan, the site’s land use designation remained unchanged with the adoption of the 2030 Plan and, as such, has not been a site identified to meet the Town’s RHNA as a non-vacant site for the past two Identified Housing Element Planning Cycles. If the site was redesignated with this review, it would constitute its first planning review period under HCD site availability standards.

Housing Opportunity Site T

200 Boone Court / Danville Bowl - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent project; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; 1.96 spaces/unit (Note: The Alexan project data supplied to document market feasibility of Site T Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point “template” for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under (and invoked density bonus provisions upon)

Parcel Size - Net Acres (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Units - 30.0 units per net acre / 35' maximum building height allowed	By Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Approved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Concession-2)	86.3% Leasable (124,050 sq. ft.) / 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 sq. ft. ave / Secured ten units affordable to VL Income	Luxury Apartments / Studios (10%) / 1-BDRs (50%) / 2-BDRs (40%)	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (45% of site occupied by basement pkg.)	<ul style="list-style-type: none"> • Lobby/Leasing Area • Clubhouse Area • Gym • Swimming Pool (1) • Common Meeting Room • Tot Lot • BBQ Areas • Dog Area • UPS/Moving Van Parking Areas • Dog Grooming Area • Secured Common Area



Housing Opportunity Site T / 200 Boone Court / Danville Bowl - Development Scenario 1: For-sale Rowhouses/Flats; podium parking structure; density bonus not invoked; 30 units per acre minimum density; 80.0% FAR; 1,152 sq. ft. average unit; & 2.25 spaces/unit

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Minimum Units at 30.0 units per net acre / Min. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Maximum Conditioned Space Available for sale / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided 90 garages
1.62 acres (70,575 sq. ft.)	49 Units - at 30.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Option 1 so 49 Units at 30.0 units minimum per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	56,460 sq. ft. conditioned space 1,152 sq. ft. ave / 15% (7 units) affordable to Moderate Income Households (7 of 8 Stacked Flats)	Two- and Three-story Rowhouses & Stacked Flats 1- to 2-car garages 8 2-BDRs (16%) - @ 650 sq. ft. (stacked flats) 41 3-BDRs (85%) - @ 1,250 sq. ft.	21 at-grade spaces (19%) / 90 side-by-side or tandem garage spaces (81%) / 111 total spaces / 2.25 spaces per unit	As proposed by applicant and as would be set through the project entitlement

Housing Opportunity Site T / 200 Boone Court / Danville Bowl - Development Scenario 2: For-rent project; podium parking structure; density bonus not invoked; 35 units per acre maximum density; 80.0% FAR; 87.5% leasable; 965 sq. ft. average unit; & 2.00 spaces/unit

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Leasable Space as Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	56 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Option 1 so 56 Units at 35.0 units maximum per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	85.0% Leasable (48,000 sq. ft.) / 857 sq. ft. ave / 15% (8 units) affordable to Moderate Income Households	Podium Apartments 9 Studios (16%) - @ 725 sq. ft. 28 1-BDRs (50%) - @ 825 sq. ft. 19 2-BDRs (34%) - @ 965 sq. ft.	42 at-grade spaces (37.5%) / 70 basement spaces (62.5%) / 112 total spaces / 2.00 spaces per unit	As proposed by applicant and as would be set through the project entitlement

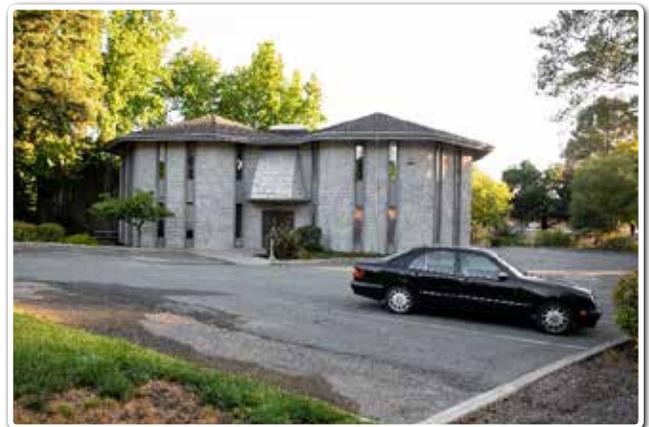
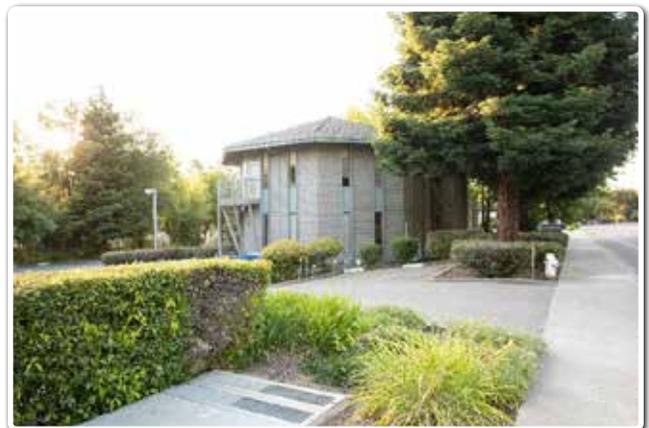
Housing Opportunity Site T / 200 Boone Court / Danville Bowl - Development Scenario 3: For-rent project; podium parking structure; 35% density bonus invoked; 46.91 units per acre maximum density; 95.0% far; 85.0% leasable; 720 sq. ft. average unit; & 1.78 spaces/unit

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession-2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	76 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and approved	Density Bonus of 20 units to 46.91 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 95.0% Assumed FAR - yielding 67,050 square feet of conditioned space (as Development Standard Concession-2)	85.0% Leasable (57,000 sq. ft.) / 749 square feet average unit size / 11% (7 units) of baseline units for VL Income or 20% (12 units) of baseline units for Low Income Households	Podium Apartments 16 Studios(21%) - @ 625 sq. ft. 32 1-BDRs (42%) - @ 725 sq. ft. 28 2-BDRs (37%) - @ 850 sq. ft.	40 at-grade (30% of spaces) / 95 basement (70% of spaces) / 135 total spaces for 1.78 spaces per unit (47% of site occupied by basement pkg.)	As proposed by applicant and as would be set through the project entitlement



Housing Opportunity Site U

744, 760, 770, & 780 SRV Blvd / 8-sided office buildings & gas station



Current General Plan and Zoning Designations

- General Plan: Commercial – Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.03 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
207-012-001	744 SRV Blvd	Private (Sartip)	0.571	0.571	Gas Station	1964	1,363 sq. ft.	0.34
207-012-007	760 SRV Blvd	Private (Baroumand)	0.42	0.42	Office	1978	4,652 sq. ft.	1.32
207-012-008	770 SRV Blvd	Private (Bute Dev LLC)	0.37	0.37	Office	1978	4,652 sq. ft.	0.51
207-012-009	780 SRV Blvd	Private (R&P Ventures)	0.38	0.38	Office	1978	4,652 sq. ft.	0.69
Totals			1.74	1.74	-	-	19,971 sq. ft. (19% FAR)	0.71

Existing Uses:

This site consists of four parcels totaling 1.74 acres, bordered by San Ramon Valley Boulevard and Sycamore Valley Road, and west of I-680. Three of the parcels contain older office buildings with the appearance of some vacancies, while the most northerly parcel contains an Expressway gas station. The site is surrounded primarily by other commercial use with residential uses closely located to the west and south of the site. These parcels share parking and access (except for the gas station on the corner) and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the five properties making up Housing Opportunity Site U (HOS U) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative proximity to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Ability for the properties to reasonably develop either in pairs, groupings of three or four properties or jointly; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older Class B office space and a pre-1982 gas station with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

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- The following table for HOS U depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.
 - Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 71 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 82 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 111 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 71 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of ten units for very low income households and the other making provision of a minimum of 23 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS U.



Housing Opportunity Site U

744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings and gas station - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site U / 744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings & gas station - Development Scenario 1: Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.36 acres (102,800 sq ft)	71 Units - being 30.0 dus/ ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	1,158 sq ft ave 15% (7 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (14%) - ave 650 sq. ft. (stacked flats) 61 3-BDRs (86%) - ave 1,241 sq. ft. (rowhouses)	29 at-grade (18%) 131 tandem or standard (82%) for 160 total spaces -2.25 spaces per unit

Housing Opportunity Site U / 744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings & gas station - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	82 Units - being 35.0 dus/ ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	85.0% Leasable (69,925 sq. ft.) / 853 sq ft ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 41 1-BDRs (50%) - ave 825 sq. ft. 29 2-BDRs (35%) - ave 945 sq. ft.	44 at-grade (30%) 104 podium (70%) for 148 total spaces -1.80 spaces per unit

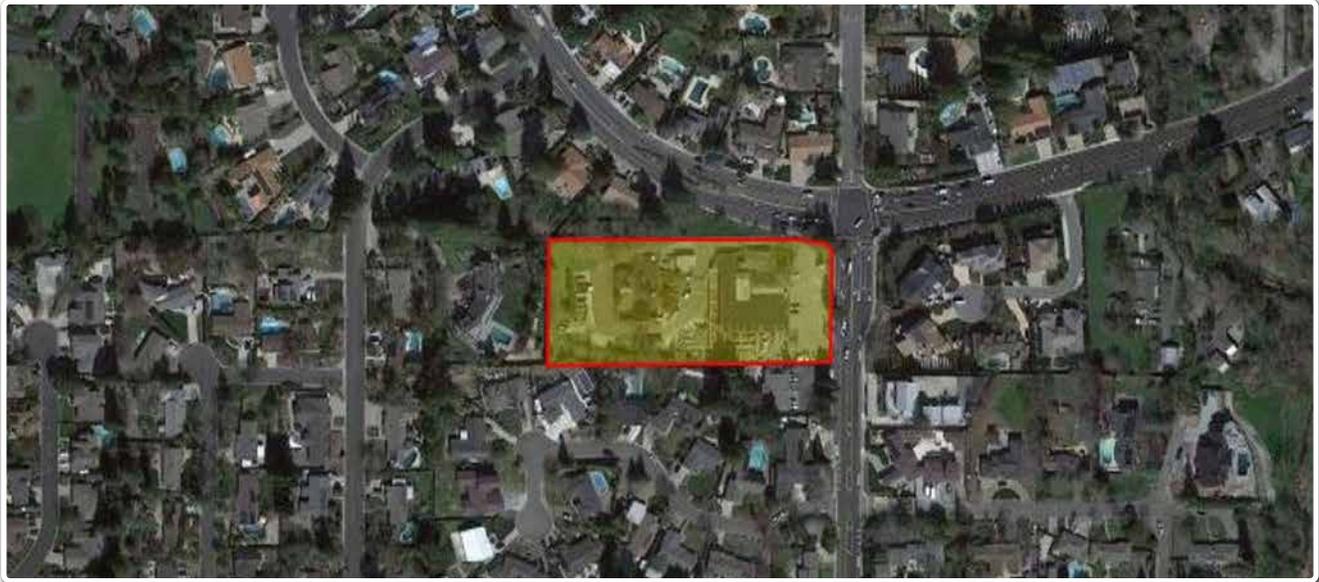
**Housing Opportunity Site U / 744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings & gas station -
Development Scenario 3: Podium Apartments at 46.83 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	111 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 29 units to 47.03 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 97,650 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (83,000 sq. ft.) / 748 sq ft ave / 11% (10 units) of baseline units for VL Income or 20% (23 units) of baseline units for Low Income	Podium Apartments	24 Studios (22%) - ave 625 sq. ft. 47 1-BDRs (42%) - ave 725 sq. ft. 40 2-BDRs (36%) - ave 848 sq. ft.	58 at-grade (30% of spaces) / 136 basement (70% of spaces) / 194 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site W

828 Diablo Road / Sloat Nursery



Current General Plan and Zoning Designations

- General Plan: Residential - Single Family - Low Density (1 to 3 dus/ac)
- Zoning: R-15; Single Family Residential District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.05 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
196-270-029	828 Diablo Road	Private (Parsons & Parsons)	2.720	2.720	Plant Nursery	1942	900 sq. ft.	0.04
Totals			2.720	2.720	-	-	900 sq. ft. (<1% FAR)	0.04

Existing Uses:

This site is a flat 2.72 acre parcel that is currently occupied by Sloat Nursery, an older garden center. It is located within a single family residential neighborhood, on the corner of El Cerro Boulevard and Diablo Road, with a preschool to its direct south.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site W (HOS W) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS W with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients)
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and

The following table for HOS W depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 82 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 95 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing

Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 128 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 95 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of eleven units for very low income households and the other making provision of a minimum of nineteen units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS W.

In conjunction with the redesignation of the property for Multiple Family High Density use, redevelopment of HOS X will need to address direct inconsistencies with language set forth in Danville 2030 General Plan Special Concern Area discussion for the Diablo / Green Valley / Stone Valley Corridor area. The current language reads as follows:

*“The north-south segment of Diablo Road between its intersections with Camino Tassajara and El Cerro Blvd includes a number of parcels with development potential, particularly near the El Cerro Blvd intersection. The General Plan designates this entire segment for Residential - Single Family - Low Density (1-3 units per acre) uses. If development is proposed on vacant or underutilized parcels in this area, it must occur in a manner that is compatible with nearby residential uses. To the extent feasible, development on such parcels should not increase the number of ingress and egress points to Diablo Road. **New commercial or institutional uses are not considered appropriate in this area, nor are medium or high density residential uses.** (Emphasis Added)*

Housing Opportunity Site W

828 Diablo Road / Sloat Nursery - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site W / 828 Diablo Road / Sloat Nursery - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
2.720 acres (118,475 sq. ft.)	82 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 94,780 sq. ft. conditioned space	1,155 sq. ft. ave 15% (12 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	18 2-BDRs (22%) - ave 650 sq. ft. (stacked flats) 64 3-BDRs (78%) - ave 1,298 sq. ft. (rowhouses)	41 at-grade (22%) 144 tandem or standard (78%) for 185 total spaces -2.25 spaces per unit

**Housing Opportunity Site W / 828 Diablo Road / Sloat Nursery - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.720 acres (118,475 sq. ft.)	95 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 94,775 sq. ft. conditioned space	85.0% Leasable (80,575 sq. ft.) / 848 sq. ft. ave 15% (14 units) for Moderate	Podium Apartments	16 Studios (17%) - ave 725 sq. ft. 48 1-BDRs (50%) - @ 825 sq. ft. 31 2-BDRs (33%) - ave 947 sq. ft.	56 at-grade (30%) 131 podium (70%) for 187 total spaces -1.97 spaces per unit

**Housing Opportunity Site W / 828 Diablo Road / Sloat Nursery - Development Scenario 3:
Podium Apartments at 47.05 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.720 acres (118,475 sq. ft.)	128 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 33 units to 47.05 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 112,550 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (95,675 ft.) / 747 sq. ft. ave / 11% (11 units) of baseline units for VL Income or 20% (19 units) of baseline units for Low Income	Podium Apartments	27 Studios (21%) - ave 625 sq. ft. 53 1-BDRs (41%) - ave 725 sq. ft. 48 2-BDRs (38%) - ave 841 sq. ft.	76 at-grade (30% of spaces) / 176 basement (70% of spaces) / 252 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site X

2900 Camino Tassajara / Wood Ranch Headquarters



Current General Plan and Zoning Designations

- General Plan: Mixed Use
- Zoning: P-1; Planned Unit Development District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.25 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
217-040-021	2900 Camino Tassajara	Private (Wood & Wood and Company)	8.0 (Portion of 17.06 acres)	8.0 (Portion of 17.06 acres)	Historic head-quarters for Wood Ranch	Numerous small historic ranch head-quarter structures	Individual building sizes not indicated on Valley Pioneer	
Totals			8.0 acres	8.0 acres	-	-	0.01	0.21

Existing Uses:

This site is 8 acres and is part of a larger 17 acre parcel, which is flat and hosts a significant amount of undeveloped land. It is located off Camino Tassajara and is surrounded by single family residential neighborhoods. The site currently consists of agricultural uses, a few scattered older single family residences and structures, and an office.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site X (HOS X) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS X with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, and presence of large development zone whose slopes are limited to relatively minor slope gradients)
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS X depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 240 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 280 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 378 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 280 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 31 units for very low income households and the other making provision of a minimum of 56 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

The following It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS X.

Except as may be changed in conjunction with the redesignation of an eight acre portion of the site for Multiple Family High Density use, redevelopment of HOS X will be directed by language set forth in Danville 2030 General Plan Special Concern Area discussion for the seventeen acre Wood Ranch Headquarters site. The current language reads as follows:

“The 17-acre Historic Wood Family Ranch Headquarters has served as the center of the Wood family farming business since 1862. The property includes a dwelling built in 1853, plus several other buildings with potential historic value. In the past, the idea of building a museum on the site has been suggested. The Wood family previously indicated a willingness, under certain conditions, to donate a portion of the site for such a facility.

The Town encourages the planned unit development approach in this area. Future development should seek to preserve some of the historic buildings in the site plan and, to the extent there is support by the Wood family, incorporate a museum component in the project. Inclusion of a museum should be contingent on the identification of a government agency or a local nonprofit organization capable of and willing to operate such a facility. The remainder of the site may be developed with a variety of low profile mixed uses, including housing, offices, and a limited range of specialty commercial uses, such as bed and breakfast lodging.

Because of the proximity of the site to established residential areas and its unique and historic qualities, large scale community retail or general commercial uses are not considered appropriate. Proposals which accommodate mixed uses such as housing and smaller-scale commercial development may be considered, provided that the uses are compatible with adjacent land uses. In any event, the project as a whole should incorporate building and landscape designs that are compatible with surrounding uses.

Uses which capitalize on the site's historic ambiance and natural features should be encouraged. Designs which incorporate the creek as a public amenity and which preserve mature trees and the vegetation screen between the site and Camino Tassajara also are encouraged. Uses with the potential to generate large amounts of traffic are discouraged. If housing is included, opportunities to meet some of the special needs identified in the Town's Housing Element should be explored. The density of any housing constructed on the site should be in the general range of 20-30 units per net acre. Such housing could be in structures that are entirely residential or incorporated on the upper floor(s) of structures with ground floor commercial uses.

Sycamore Creek crosses the Wood Ranch property, creating a riparian corridor through the site. The creek corridor reduces the net developable acreage of the site but provides an opportunity as a site amenity and a means of screening development from Camino Tassajara. Future development proposals should retain the creek corridor as open space, conserve riparian vegetation, and incorporate stormwater retention and water quality protection features. The open space provides an opportunity for a linear park through the property, which could enhance the aesthetic quality of future development on the site.”



Housing Opportunity Site X

**2900 Camino Tassajara / Wood Ranch Headquarters –
Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density
(30 to 35 units per acre) land use designation and site-specific P-1 zoning**

Housing Opportunity Site X / 2900 Camino Tassajara / Wood Ranch Headquarters - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
8.00 acres (348,480 sq. ft.)	240 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 278,784 sq. ft. conditioned space	1,162 sq. ft. ave 15% (36 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	50 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 190 3-BDR (79%) - ave 1,296 sq. ft. (rowhouses)	112 at-grade (21%) 428 tandem or standard (79%) for 540 total spaces -2.25 spaces per unit

Housing Opportunity Site X / 2900 Camino Tassajara / Wood Ranch Headquarters - Development Scenario 2: Podium apartments at 35 units/acre

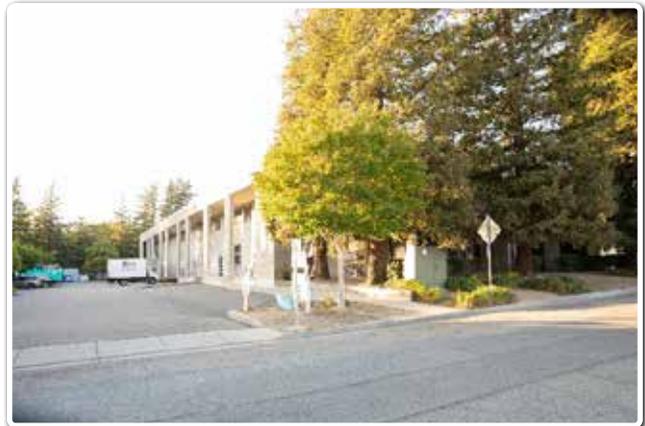
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
8.00 acres (348,480 sq. ft.)	280 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 278,784 sq. ft. conditioned space	85.0% Leasable (236,966 sq. ft.) / 846 sq. ft. ave 15% (42 units) for Moderate	Podium Apartments	50 Studios (18%) - ave 725 sq. ft. 140 1-BDR (50%) - @ 825 sq. ft. 90 2-BDRs (33%) - ave 947 sq. ft.	136 at-grade (29%) 334 podium (71%) for 470 total spaces -1.96 spaces per unit

Housing Opportunity Site X / 2900 Camino Tassajara / Wood Ranch Headquarters - Development Scenario 3: Podium Apartments at 47.25 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
8.00 acres (348,480 sq. ft.)	378 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 98 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 331,056 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (281,400 sq. ft.) / 744 sq. ft. ave / 11% (31 units) of baseline units for VL Income or 20% (56 units) of baseline units for Low Income	Podium Apartments	83 Studios (22%) - ave 625 sq. ft. 159 1-BDR (42%) - ave 725 sq. ft. 136 2-BDR (36%) - ave 840 sq. ft.	223 at-grade (30% of spaces) / 521 basement (70% of spaces) / 744 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site Y

3420 Fostoria Way / Seacrest TRE & 3420 Fostoria Way LLC



Current General Plan and Zoning Designations

- General Plan: Commercial - Light Industrial
- Zoning: L-1; Light Industrial District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.96 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
218-040-043	3420 Fostoria Way	Private: (Seacrest TRE & 3420 Fostoria Way LLC)	1.755	1.448	Light Industrial Service Commercial	1985	30,836 sq. ft.	1.41
Totals			1.755	1.448	-	-	30,836 sq. ft. (41% FAR)	1.41

Existing Uses:

This site is located at the end of Fostoria Way, tucked off from Crow Canyon Road. It is east of the Iron Horse Trail with residential uses to the north and west, medical offices and commercial uses to the east, and a PG&E facility to the south. The site is flat with a net acreage of 1.45 and contains an older office building housing a variety of commercial and industrial uses.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site Y (HOS Y) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS Y with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, and presence of large development zone whose slopes are limited to relatively minor slope gradients)
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS Y depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 44 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 50 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 68 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 50 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of six units for very low income households and the other making provision of a minimum of ten units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

The following It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS Y.

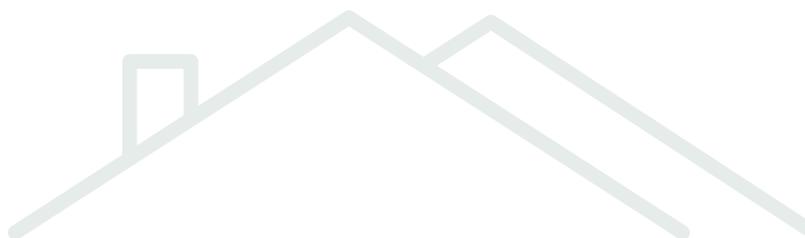
An existing 60 foot private roadway easement for Fostoria Way along south-southeast side of HOS Y would likely need to remain - with the estimated area involved having been taken out of the above-cited gross property size to indicate the amount of area available for redevelopment.

The adjoining property to the west-southwest previously held a similar building and range of uses as currently exists on HOS Y. That property was granted a general plan amendment for a property owner-initiated study that resulted in the construction of the multiple family condominium use that is currently present at the site (i.e., "The Preserves at Iron Horse Trail").

Redesignation of the site for Multiple Family High Density use would be substantially consistent with the policy direction for the site set forth in Danville 2030 General Plan Special Concern Area discussion for the Fostoria East area site. The current pertinent language affecting HOS Y reads as follows:

"The remainder of Fostoria East, comprising approximately 2.6 acres, retains its Commercial - Controlled Manufacturing designation in the 2030 General Plan. The designation allows existing uses to continue. Looking out over the next 20 years, the area also represents an opportunity for livework type uses, incubator office space, and other technology-oriented or "creative economy" uses.

*Given the location of this site at the terminus of Fostoria Way, uses which generate large traffic volumes (such as shopping centers or big box retail stores) should be discouraged. Any future development or intensification of the Controlled Manufacturing sites would need to be designed to minimize impacts on surrounding residential properties. **Buffering and screening to adjacent development on the north will be critical, with building heights of no more than two stories along the northern property line. Ingress and egress should be limited to Fostoria Way.** (Emphasis Added)*



Housing Opportunity Site Y

3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC – Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site Y / 3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.448 acres (63,075 sq. ft.)	44 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	1,147 sq. ft. ave 15% (6 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 34 3-BDRs (79%) - ave 1,292 sq. ft. (rowhouses)	21 at-grade (21%) 78 tandem or standard (79%) for 99 total spaces -2.25 spaces per unit

Housing Opportunity Site Y / 3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC - Development Scenario 2: Podium apartments at 35 units/acre

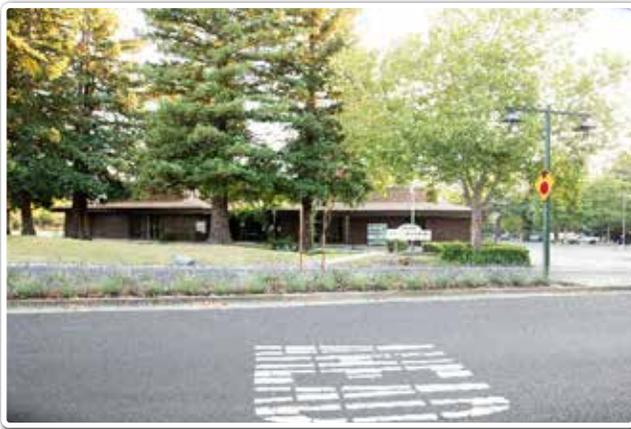
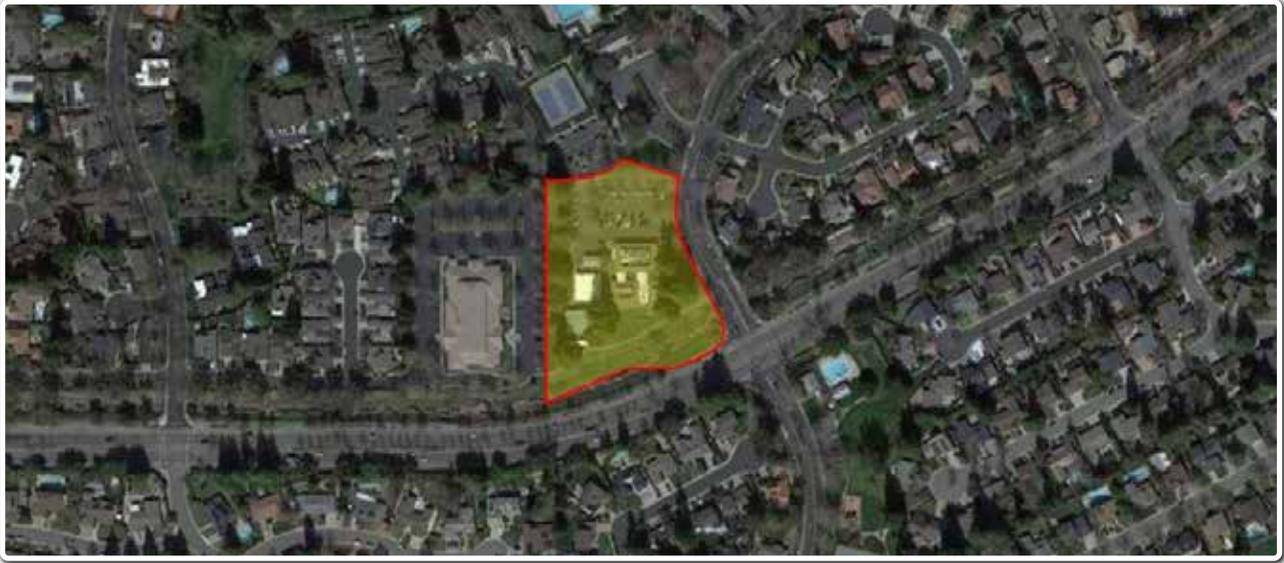
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.448 acres (63,075 sq. ft.)	50 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	85.0% Leasable (42,875 sq. ft.) / 858 sq. ft. ave 15% (6 units) for Moderate	Podium Apartments	9 Studios (18%) - ave 725 sq. ft. 25 1-BDRs (50%) - @ 825 sq. ft. 16 2-BDRs (33%) - ave 983 sq. ft.	28 at-grade (29%) 71 podium (71%) for 98 total spaces -1.96 spaces per unit

Housing Opportunity Site Y / 3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC - Development Scenario 3: Podium Apartments at 47.05 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.448 acres (63,075 sq. ft.)	68 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 18 units to 46.96 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 59,925 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (50,950 ft.) / 749 sq. ft. ave / 11% (6 units) of baseline units for VL Income or 20% (10 units) of baseline units for Low Income	Podium Apartments	16 Studios (22%) - ave 625 sq. ft. 29 1-BDRs (42%) - ave 725 sq. ft. 23 2-BDRs (36%) - ave 866 sq. ft.	40 at-grade (30% of spaces) / 94 basement (70% of spaces) / 134 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site Z

699 Old Orchard Dr / San Ramon Valley Unified School District



Current General Plan and Zoning Designations

- General Plan: Public and Semi-Public
- Zoning: P-1; Planned Unit Development District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.05 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-220-008	699 Old Orchard Dr.	Public (SRVUSD)	3.773	3.018	SRVUSD Admin Offices	NA	NA	1.68
Totals			3.773	3.018 (Assumes 20% of site affected by drainage setback)	-	-	NA	1.68

Existing Uses:

This site is a flat 3.01 net acre parcel on the corner of Old Orchard Drive and Sycamore Valley Road. It is surrounded by single family residential uses with a church located to its direct west. The parcel contains Sycamore Creek on its southern portion as well as an older building that houses the San Ramon Valley Unified School District offices.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site Z (HOS Z) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS Z with high density multifamily uses during the 2023 to 2030 planning period:

- (After accounting for reduction of the estimated gross area of the site by around 20% acres for the existing drainage easement) physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and

The following table for HOS Z depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 91 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

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- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 105 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 142 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 105 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of twelve units for very low income households and the other making provision of a minimum of twenty-one units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS Z.



Housing Opportunity Site Z

699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site Z / 699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
3,018 acres (131,450 sq. ft.)	91 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 105,150 sq. ft. conditioned space	1,155 sq. ft. ave 15% (14 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	20 2-BDRs (22%) - ave 650 sq. ft. (stacked flats) 71 3-BDRs (78%) - ave 1,297 sq. ft. (rowhouses)	45 at-grade (22%) 160 tandem or standard (78%) for 205 total spaces -2.25 spaces per unit

Housing Opportunity Site Z / 699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenario 2: Podium apartments at 35 units/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3,018 acres (131,450 sq. ft.)	105 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 105,150 sq. ft. conditioned space	85.0% Leasable (89,375 sq. ft.) / 852 sq. ft. ave 15% (16 units) for Moderate	Podium Apartments	18 Studios (17%) - ave 725 sq. ft. 53 1-BDRs (50%) - @ 825 sq. ft. 34 2-BDRs (33%) - ave 959 sq. ft.	62 at-grade (30%) 145 podium (70%) for 207 total spaces - 1.97 spaces per unit

Housing Opportunity Site Z / 699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenario 3: Podium Apartments at 47.05 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3,018 acres (131,450 sq. ft.)	142 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 37 units to 47.05 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 124,875 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (106,150 sq. ft.) / 747 sq. ft. ave / 11% (12 units) of baseline units for VL Income or 20% (21 units) of baseline units for Low Income	Podium Apartments	30 Studios (21%) - ave 625 sq. ft. 58 1-BDRs (41%) - ave 725 sq. ft. 54 2-BDRs (38%) - ave 840 sq. ft.	84 at-grade (30% of spaces) / 196 basement (70% of spaces) / 280 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

