

Housing Element Community Workshop #4 Site Identification May 13, 2021 Report Out

During this event participants were asked to work in groups and use a [worksheet](#) to identify one or more opportunity sites within the city limits and evaluate them against some of the state mandated criteria. The goal was to help participants identify and evaluate specific parcels that might be used to plan for housing in order to accommodate the required Regional Housing Need Allocation (RHNA).

	Table	Host
1	Blue Oak	Chair Chris Lee
<p>The group looked into multiple sites, some of which worked and others didn't for various reasons.</p> <p><u>3366 Mt. Diablo Blvd.</u> This group chose an existing apartment building, the Park Apartments which has 67 units and is approximately equal to the ~35/du acre density currently in place. There are vacant lots behind the site on Stewart Street and thought if additional parcels could be pulled together it could make a larger site to accommodate more units. The site is walking distance to downtown and appears to be poorly laid out right now making it possible for redevelopment.</p> <p>The group also looked at 3380 Mt. Diablo Blvd. the Cresco site but found it to be too small, the group also talked about a single family residence, but the group as a whole did not feel comfortable suggesting this site.</p>		
2	Black Walnut	Vice Chair Jim Cervantes
<p>The group first walked through a residential parcel on Pleasant Hill Rd. to walk through the exercise, but found this would be up to the individual property owner as to whether it might be included or not.</p> <p>The group then discussed 3529 Mt. Diablo Blvd. which is a former bank on the corner of Mt. Diablo Blvd. and Moraga Rd. and is currently being used as an Art Gallery. The parcel is just under .5 acre. And looks to be part of the La Fiesta 2 development. While the group thought this site may be in play for residential units they ended up not choosing it as an opportunity site.</p> <p><u>Vacant parcel on Moraga Rd.</u> (APN 234-041-001) - The group found this to be a candidate for development with a medium level of feasibility, but traffic would be a key consideration if this site were to be developed.</p> <p>Another key consideration is how the development gets done and the group emphasized the importance of design review in the process.</p>		
3	Coast Live Oak	Matt Pease
<p><u>Vacant parcel on Moraga Rd.</u> (APN 234-041-001) - the group found this parcel to be a medium to high likelihood of development. Flood zone as a possible constraint as well as traffic if it were to be developed.</p> <p><u>BART parking lots</u> - The group thought there was a high likelihood of developing these sites. They have</p>		

the benefit of being close to transit but then there may also be added traffic in the downtown area for people getting to and from these units.

DeSilva (APN 252-050-015) - The group had questions about whether the the soils are strong enough here to accommodate multifamily housing because it is on a hillside. The site is really large which would allow for more units and the group thought there is medium potential for development as an opportunity site.

972 Hough is a parcel behind the Methodist church which seemed to the group like it had medium potential as an opportunity site. One of the main features of this site is its walkability to the downtown.

Vacant parcel on Franklin Lane is located off Happy Valley near Rose lane and is currently near single family residential. If this were to be developed traffic, wildfire risk and context would all need to be considered since it would be multifamily residential in an area that is currently in a single family zone so the neighbors may have some concerns with this as an opportunity site.

4	Redwood	Stella Wotherspoon
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DeSilva (APN 252-050-015) - The group could envision a multi-use housing development with different building types in order to preserve views. There was a suggestion have athletic fields here also. The group found this site to be a high feasibility opportunity site.

899 Hope Lane seemed to have a medium feasibility as it does have a house on it, but the group was not sure if it is occupied.

Several vacant parcels at the end of Broadmoor Court (869, 893, 896, 900) which if assembled could provide 10 acres off of St. Mary's Rd. which is near schools and downtown. When considering the community criteria the site is surrounded by single family residential so this may or may not work as an opportunity site.

Vacant parcel on Moraga Rd. (APN 234-041-001) - the group identified this as a potential opportunity site. Golden Gate Way more generally was also noted has many under-utilized sites and should be considered.

5	Black Oak	Beth Needel
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El Charro - A large vacant site near transportation with a large parking lot behind it.

3255 Stanley Blvd. - The gas station adjacent to Acalanes High School as well as some properties behind it could be considered for an opportunity site.

The vacant land behind St. Perpetua could also be an option.

6	California Buckeye	Jonathan Fox
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3458 Mt. Diablo Blvd. - If consolidated with 1005 second and nearby parcels this could be redeveloped into high density housing.

Community criteria - Opportunity sites should be near amenities, near parks, grocery stores, restaurants and specifically should be walkable to those amenities.

Another criteria should be - whether or not the site can accommodate underground parking.

7	Interior Live Oak	Renata Robles
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969 Acalanes Road - The site is over 2 acres and near the highway so it could be a high feasibility site. Traffic and school impacts would need to be considered but being close to the highway was seen by the group as a positive.

Community criteria - New development should be close to services.

8	Madrone	Greg Wolff
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1020 Brown Ave - Currently houses a small cottage with a parking lot and is 0.3 acres so while it is non vacant they calculated that 9 market rate units and 2 below market rate units could be accommodate onsite. Thought it could work similarly to the Mill at Brown, but maybe take a different architectural form. The group thought there were no real constraints. The property owner would need to want to and be willing to sell. Air quality as it relates to the proximity to the freeway was a concern.

Safeway - Significant surface parking there and there are other examples of Safeways in other jurisdictions that have underground parking and mixed use on the upper portion of the lot.

Wells Fargo at Happy Valley Rd. and Mt. Diablo Blvd. this is a one story building with lots of parking around it so arguably underutilized.

Vacant parcel on Moraga Rd. (APN 234-041-001)

Former Lafayette Library site (APN 234-010-013)

9	Valley Oak	Jenn Wakeman
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DeSilva (APN 252-050-015)

3458 Mt. Diablo Blvd - site across from McDonald's

Vacant parcel on Moraga Rd. (APN 234-041-001) near Rosedale

3335 Mt. Diablo Blvd. El Charro

10	White Alder	Jonathan Katayanagi
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3458 Mt. Diablo Blvd - 2 parcels that make up one address and total 0.64 acres, across from McDonald's. The fact that it was near Corporate Terrace and that being redeveloped made the group think these parcels are more likely to be redeveloped. Parking would need to be handled under the site due to the size. Existing use is a building company/contractor. The site is adjacent to existing parking. High potential for development.

11	Blue Elderberry	Jeff Warner
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This group took efforts to look outside of downtown for opportunity sites.

3101 Old Tunnel Road near the Leland Reservoir - this is 5 acres and if it was combined with some of the vacant adjacent single family parcels it could become 7 acres. The group thought there was good access at this site.

Trader Joes to Diabo Foods - was a consideration for development, but the group understands there are many owners of the various parcels and that complicates things.

12	Arroyo Willow	Lisa Martin
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DeSilva (APN 252-050-015) - high feasibility for development.

Architecture and development should be more clustered with different sizes and types of buildings to preserve view of ridgelines and trees because this is a gateway to city.

13	Boxelder	Samina Limkhedawala
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3939 Mt. Diablo Blvd. - Vacant parcel currently slated for the Cancer Support Community, but this site is walkable and can accommodate new traffic. Medium to high density housing units could fit here and the use would blend well with surrounding area since there are already residential units in the area.

3335 Mt. Diablo Blvd. El Charro - meets the criteria for an opportunity site and the group suggested there are many old buildings along that area and can be combined to make a larger parcel.

3396 Mt. Diablo Blvd. - multiple buildings with no environmental constraints. The building has one of only

two animal hospitals and the office building on the corner was fully occupied so it might be a low to medium feasibility for development.		
14	Cottonwood	Nancy
<u>3458 Mt. Diablo Blvd. and 1005 Second Street</u> - the group thought this was vacant property, but found out it is being used by contractor, but the group thought it was a good location for residential due to the proximity to BART.		
15	Big Leaf Maple	Dawn Eames/ Daniel Horowitz
This table did not identify an opportunity site. Quality of life was important in this table discussion, they were interested in seeing larger more livable units rather than smaller units and higher density. The group thought it would be a good idea for the City to ask property owners if they want to volunteer their sites for upzoning or to add ADUs via a postcard sent to all property owners. The group thought a legal challenge to the RHNA number should be considered in tandem with other cities and organizations. Local control was important to the group.		
16	Bottom Left Table	David Clark
<u>Eastern BART parking lot</u> - the group thought this was a site that could handle high density housing, but the other portions of the BART lots should be reserved for parking. The group talked about it being in a high fire danger area but thought that the mitigation for that is that it is close to Hwy 24 and it was also suggested that there are building materials and processes that could be applied to mitigate fire hazards. <u>La Fiesta Square</u> - the property is for sale and 50% of the parcel is parking which could be better configured, the group thought this could be a mixed used property. The back of parcel fronts on a creek which would provide a good opportunity to further the City's creeks master plan.		