

R3 Zoning District – Evaluation of Location Criteria for Draft Change Areas

	Target Growth to Areas with Higher Allowed Density	Access to Public Transit (ECR, Light Rail, Caltrain)	Adjacent to Commercial/ Employment (incl. across streets)	Along Major Corridors (Arterials, Freeways)	Not Adjacent to R1 or R2 (incl. across streets)	Average Parcel Size	Realistic Density Increase	Summary
 =	No parcels allow 35 units per acre or more	Outside ½ mile from any service	Not adjacent	Not along	More than half of area is adjacent	< 60,000 sf	Percent increase from existing to capacity (6 stories) < 200%	0
 =	Portion of area allows 35 units per acre or more	Within ½ mile from 1 service	Less than half of area is adjacent	Less than half of area is along	Less than half of area is adjacent	60,000 sf – 120,000 sf	Percent increase from existing to capacity between 200 and 300	1
 =	100% of area allows 35 units per acre or more	Within ¼ mile from 1 service or ½ mile from 2 services	More than half of area is adjacent	More than half of area is along	Not Adjacent	> 120,000 sf	Percent increase from existing to capacity (6 stories) > 300	2
1. Del Medio South								9
2. Del Medio North								10
3. Middlefield/Independence								5
4. Paulsen Park/Laurel Senior								8
5. California/Ortega								8
6. California/Latham/Rengstorff		 /  *						8.5
7. Park Plaza Apts								10
8. Shoreline/Montecito								8
9. San Veron Park Apts								7
10. Chateau Apts								10
11. Evelyn/Calderon								11
12. Central Park Apts		 /  *						8.5
13. Continental/Dale		 /  *						9.5
14. Solano Apts								9

*Some parcels are one category and some parcels are another.

Note: The criterion “supports creation of parks” was included in the assumptions for minimum parcel areas to generate the draft Change Areas.