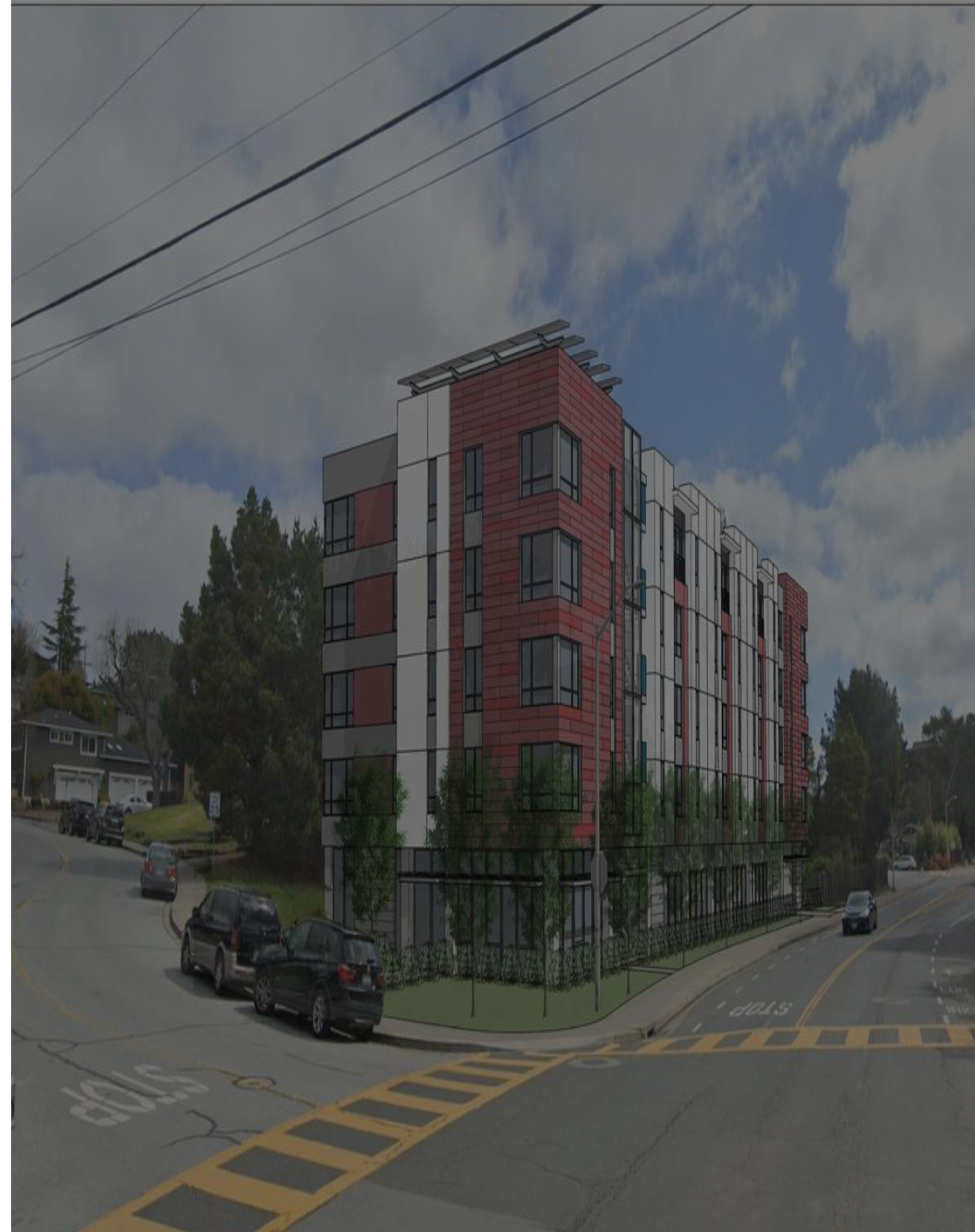


VACANT LAND FOR SALE

# Vacant Land For Sale Part Of A Church Belmont, CA Development Potential

---

1315 Alameda De Las Pulgas  
Belmont, CA 94002



**RAVI JAGTIANI**

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CalDRE #02044082

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408.357.5700

[interocommercial.com](http://interocommercial.com)

**INTERO**

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Commercial



**JAGTIANI GROUP**  
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Commercial

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Intero Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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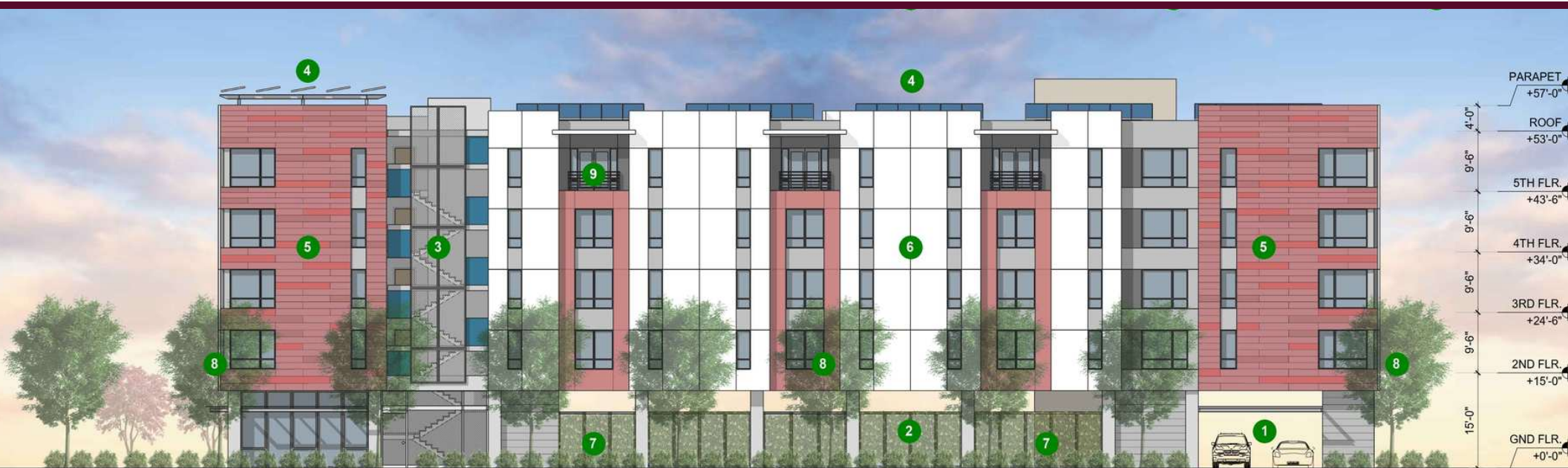
Commercial



ALAMEDA DE LAS PULGAS / EL VER

# Property Information

# Property Summary



## Property Description

A suburban city in the San Francisco Bay Area. Situated in a residential neighborhood known for its family-friendly atmosphere, good schools, and proximity to parks and recreational facilities. Belmont offers a mix of suburban tranquility with easy access to the bustling cities of San Francisco and San Jose, making it an attractive location for those seeking a balance between urban and suburban living. The area is also characterized by its scenic hills and natural beauty, providing a pleasant and picturesque environment for residents.

## Offering Summary

Sale Price:	\$5,600,000
Lot Size:	24,500 SF / 0.562 acres (Approximate)

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	627	1,732	6,218
Total Population	1,593	4,446	17,186
Average HH Income	\$220,956	\$237,658	\$282,538

# Complete Highlights



- 24,500 sqft | 0.562 Acres (approximate)
- The property is part of a church facility
- Development potential - High density mixed used, affordable housing project.
- Prime location in vibrant Belmont area.
- High Density Affordable Housing Potential
- Feasibility study done for upto 48 affordable housing units (scroll down for the feasibility study - buyer to verify).



 WESTERN HILLS CHURCH  
1315 Alameda de Las Pulgas, Belmont, CA 94002

HOUSING FEASIBILITY STUDY  
August 1st, 2024

EXISTING STREET  
VIEW PERSPECTIVE

A3.3

# Housing Feasibility Study (Conceptual)

## WESTERN HILLS CHURCH HOUSING FEASIBILITY STUDY

1315 Alameda De Las Pulgas, Belmont, CA 94002

August 1st, 2024



STREET VIEW PERSPECTIVE  
ALAMEDA DE LAS PULGAS / EL VERANO WAY

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A0.3	DENSITY BONUS & INCENTIVES
A0.4	ZONING MAP
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A0.6	PROJECT SITE CONTEXT
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A2.1	GROUND FLOOR PLAN
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A3.1	EXISTING BIRD EYE VIEW
A3.2	PROPOSED BIRD EYE VIEW
A3.3	EXISTING STREET VIEW PERSPECTIVE
A3.4	PROPOSED STREET VIEW PERSPECTIVE
A3.5	CONCEPTUAL STREET ELEVATION

PROPERTY OF KODAMA DISEÑO



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

COVER  
SHEET

A0.1

# Housing Feasibility Study - Planning & Project Info.

## PROJECT INFORMATION

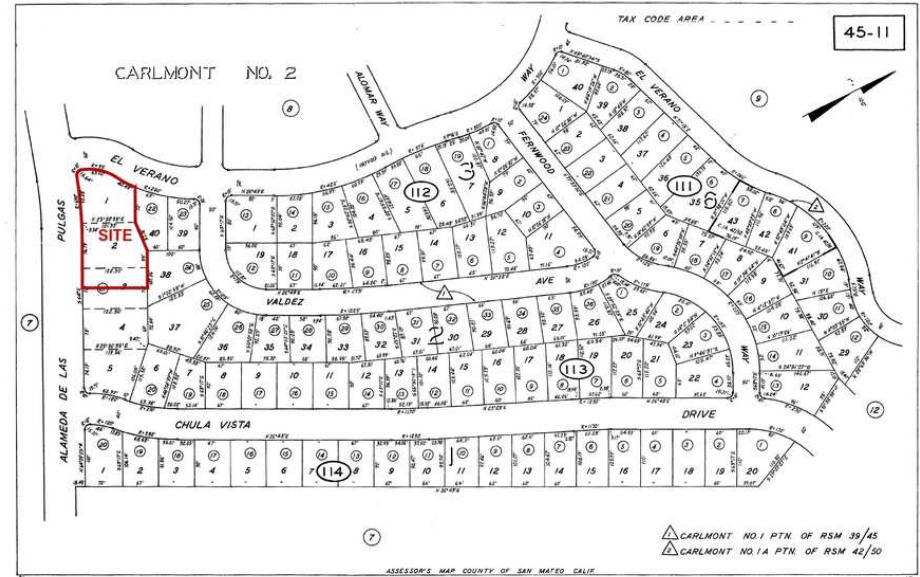
APN:	045-113-210
ADDRESS:	1315 ALAMEDA DE LAS PULGAS, BELMONT, CA 94002
PROPERTY OWNER:	WESTERN HILLS CHURCH
TOTAL SITE AREA:	47,083 SF / 1.08 ACRES (LOT#1 - LOT#5)
PROPOSED PROJECT SITE AREA:	24,500 SF / 0.562 ACRES APPROX. (LOTS #1, #2 & ONE-HALF OF LOT#3, BLOCK 2 CARLMONT NO 1 RSM 39/44 45, CITY OF BELMONT)
EXISTING OCCUPANCY:	VACANT
ZONING DISTRICT:	R1-B SINGLE FAMILY

## RESIDENTIAL DENSITY

THIS SITE IS CURRENTLY ZONED AS R1-B SINGLE FAMILY RESIDENTIAL WHICH ALLOWS A DENSITY OF 6000 SF / DWELLING UNIT or 7.25 UNITS / ACRE;

PER MEETING WITH BELMONT COMMUNITY DEVELOPMENT DIRECTORS & PRINCIPAL PLANNER, THIS SITE WOULD BE ENTITLED TO HAVE A DENSITY OF 30 UNITS PER ACRE UNDER SB 4 (AFFORDABLE HOUSING ON FAITH LANDS ACT). THIS ACT PROVIDES A STREAMLINED PROCESS FOR RELIGIOUS ORGANIZATIONS TO DEVELOP AFFORDABLE HOUSING ON THEIR PROPERTY.

## PARCEL MAP



## DEVELOPMENT STANDARDS

	REQUIRED / ALLOWED	PROPOSED	NOTES / COMMENTS
OCCUPANCY:	AFFORDABLE HOUSING ALLOWED UNDER SB4	100% AFFORDABLE HOUSING	
LOT SIZE:	MIN. LOT SIZE = 6,000 SF	LOT SIZE = 47,083 SF / 1.08 ACRES	
DWELLING UNIT DENSITY:	BASE DENSITY (SB4) 30 UNITS / ACRE (80% BONUS) 54 UNITS / ACRE MAX.	PROPOSED DENSITY = 44.4 UNITS / ACRE	
NUMBER OF UNITS:	BASE # OF UNITS = 32.4 UNITS (80% BONUS) = 32.4 X 1.8 = 58 MAX.	PROPOSED # OF UNITS = 48 FAMILY HOUSING UNITS (1BR, 2BR & 3BR)	80% DENSITY BONUS FOR 100% AFFORDABLE UNIT PERCENTAGE
HEIGHT IN FEET:	28' (per R-1B) 50' (per R4 ZONE)	50' ALONG FRONT YARD 34' @ REAR YARD	USE INCENTIVE #1 OR WAIVER TO INCREASE BUILDING HEIGHT
# OF STORIES:		5 STORIES ALONG FRONT YARD 3 STORIES @ REAR YARD	
CONSTRUCTION TYPE:		TYPE 5A OVER TYPE 1A	(4) STORIES OF RESIDENTIAL UNITS OVER (1) STORY OF PARKING & ADMIN OFFICE
USABLE OPEN SPACE:	150 SF / UNIT 150 X 48 = 7200sf REQUIRED	7300 SF (5800SF @ COURTYARD GARDEN; 1500SF @ ROOF TERRACE)	SEE FLOOR PLANS
TOTAL RESIDENTIAL AREA:		37990 SF	SEE UNIT COUNT & FLOOR AREA SUMMARY
TOTAL GROSS FLOOR AREA:		50720 SF	SEE UNIT COUNT & FLOOR AREA SUMMARY
FLOOR AREA RATIO:	1.4 MAX.	50720 / 24500 = 2.07	USE INCENTIVE #2 TO INCREASE FAR
SITEBACK:	FRONT = 15' SIDE = 15' REAR = 15'	FRONT = 10' SIDE = 15' STREET SIDE = > 15' REAR = 15'	USE INCENTIVE #3 OR WAIVER TO REDUCE SETBACK
OFF-STREET PARKING:	1 SPACE / UNIT	30 PARKING SPACES 0.625 SPACES / UNIT	USE INCENTIVE #4 TO REDUCE PARKING
BUILDING FOOTPRINT:		12580 SF	
LOT COVERAGE:		12580 / 24500 = 51.3%	

## FAMILY HOUSING - UNIT COUNT & FLOOR AREA SUMMARY

	1 BR	2 BR	3 BR	COUNT	RESIDENTIAL AREA	GROSS FLOOR AREA
1ST FLOOR	0	0	0	0	0	3250 SF
2ND FLOOR	6	4	3	13	10210 SF	12580 SF
3RD FLOOR	6	4	3	13	10210 SF	12580 SF
4TH FLOOR	5	3	3	11	8785 SF	11155 SF
5TH FLOOR	5	3	3	11	8785 SF	11155 SF
TOTAL	22 (46%)	14 (29%)	12 (25%)	48	37990 SF	50720 SF

## INCENTIVES / CONCESSIONS

1. INCENTIVE #1 (OR WAIVER) TO INCREASE BUILDING HEIGHT
2. INCENTIVE #2 TO INCREASE FLOOR AREA RATIO
3. INCENTIVE #3 (OR WAIVER) TO REDUCE SETBACK
4. INCENTIVE #4 TO REDUCE PARKING

# Housing Feasibility Study - Density Bonus & Incentives

## DENSITY BONUS CHART

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

\*All density bonus calculations resulting in fractions are rounded up to the next whole number.  
 \*\*Affordable unit percentage is calculated excluding units added by a density bonus.  
 \*\*\*Moderate income density bonus applies to for sale units, not to rental units.  
 \*\*\*\*No affordable units are required for senior units.  
 \*\*\*\*\*Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

4 MEYERS NAVE A professional corporation | CALIFORNIA DENSITY BONUS LAW 2023

## INCENTIVES & CONCESSIONS

GOVT. CODE 65915 (d)(2)  
 THE APPLICANT SHALL RECEIVE THE FOLLOWING NUMBER OF INCENTIVES OR CONCESSIONS:

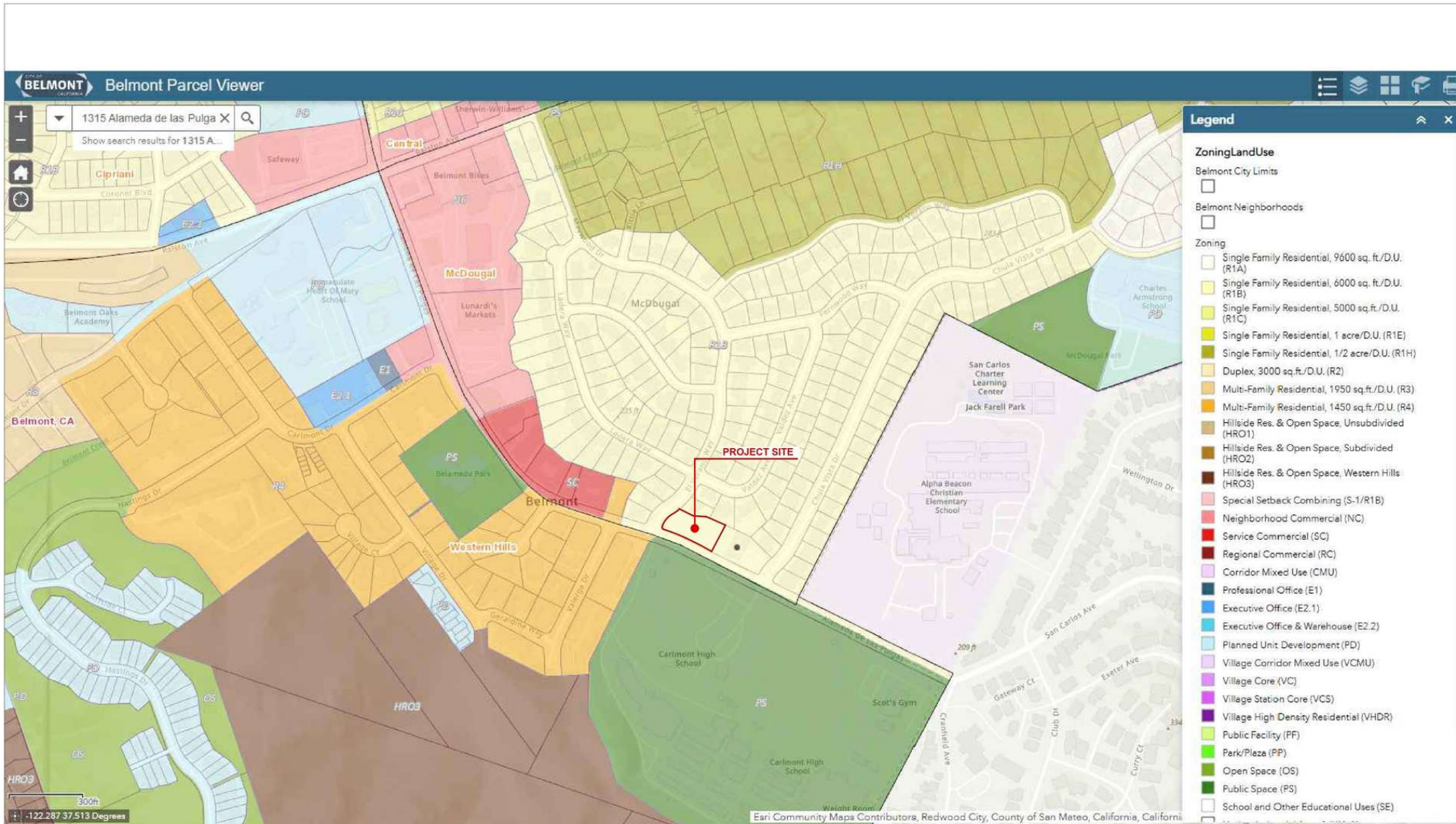
- A) ONE INCENTIVE OR CONCESSION FOR PROJECTS THAT INCLUDE AT LEAST 10 PERCENT OF THE TOTAL UNITS FOR LOWER INCOME HOUSEHOLDS, AT LEAST 5 PERCENT FOR VERY LOW INCOME HOUSEHOLDS, OR AT LEAST 10 PERCENT FOR PERSONS AND FAMILIES OF MODERATE INCOME IN A DEVELOPMENT IN WHICH THE UNITS ARE FOR SALE;
- B) TWO INCENTIVES OR CONCESSIONS FOR PROJECTS THAT INCLUDE AT LEAST 17 PERCENT OF THE TOTAL UNITS FOR LOWER INCOME HOUSEHOLDS, AT LEAST 10 PERCENT FOR VERY LOW INCOME HOUSEHOLDS, OR AT LEAST 20 PERCENT FOR PERSONS AND FAMILIES OF MODERATE INCOME IN A DEVELOPMENT IN WHICH THE UNITS ARE FOR SALE;
- C) THREE INCENTIVES OR CONCESSIONS FOR PROJECTS THAT INCLUDE AT LEAST 24 PERCENT OF THE TOTAL UNITS FOR LOWER INCOME HOUSEHOLDS, AT LEAST 15 PERCENT FOR VERY LOW INCOME HOUSEHOLDS, OR AT LEAST 30 PERCENT FOR PERSONS AND FAMILIES OF MODERATE INCOME IN A DEVELOPMENT IN WHICH THE UNITS ARE FOR SALE;
- D) FOUR INCENTIVES OR CONCESSIONS FOR A PROJECT MEETING THE CRITERIA OF SUBPARAGRAPH (G) OF PARAGRAPH (1) OF SUBDIVISION (B). IF THE PROJECT IS LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP, THE APPLICANT SHALL ALSO RECEIVE A HEIGHT INCREASE OF UP TO THREE ADDITIONAL STORIES, OR 33 FEET;
- E) ONE INCENTIVE OR CONCESSION FOR PROJECTS THAT INCLUDE AT LEAST 20 PERCENT OF THE TOTAL UNITS FOR LOWER INCOME STUDENTS IN A STUDENT HOUSING DEVELOPMENT.

GOVT. CODE 65915 (b)(1)(G)

ONE HUNDRED PERCENT OF ALL UNITS IN THE DEVELOPMENT, INCLUDING TOTAL UNITS & DENSITY BONUS UNITS, BUT EXCLUSIVE OF A MANAGER'S UNIT OR UNITS, ARE FOR LOWER INCOME HOUSEHOLDS, AS DEFINED BY SECTION 50079.5 OF THE HEALTH AND SAFETY CODE, EXCEPT THAT UP TO 20 PERCENT OF THE UNITS IN THE DEVELOPMENT, INCLUDING TOTAL UNITS AND DENSITY BONUS UNITS, MAY BE FOR MODERATE-INCOME HOUSEHOLDS AS DEFINED IN SECTION 50053 OF THE HEALTH & SAFETY CODE



# Housing Feasibility Study - Zoning Map



PROPERTY OF KODAMA DISEÑO



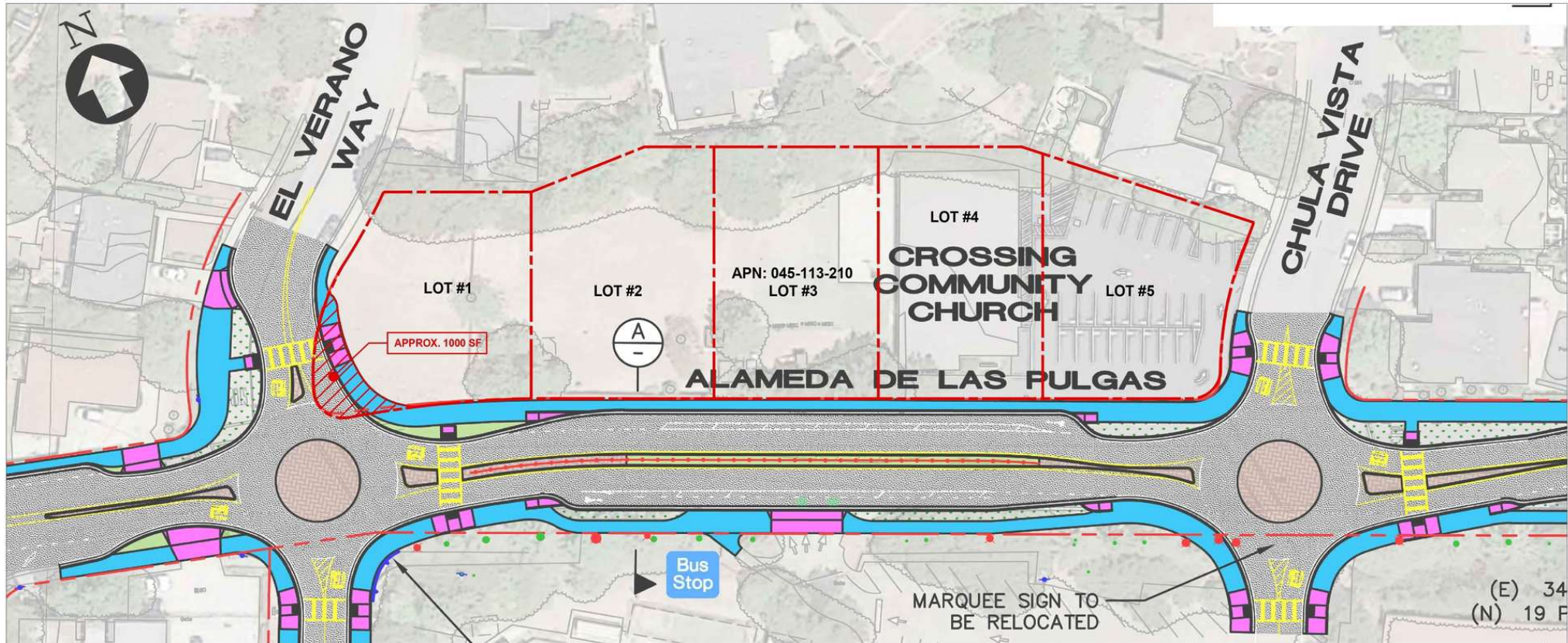
**WESTERN HILLS CHURCH**  
 1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
 August 1st, 2024

**ZONING  
 MAP**

**A0.4**

# Housing Feasibility Study - Corridor Improvement



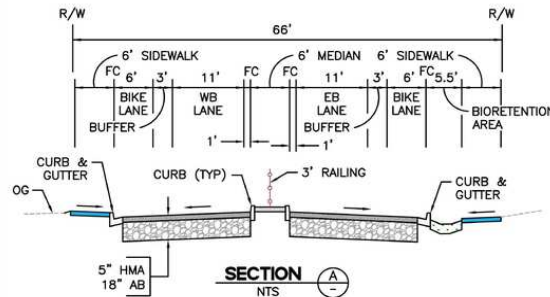
## ALAMEDA DE LAS PULGAS CORRIDOR IMPROVEMENT PROJECT

THE ALAMEDA DE LAS PULGAS (ADLP) CORRIDOR IMPROVEMENT PROJECT INVOLVES REPAVING ADLP BETWEEN RALSTON AVENUE AND THE SAN CARLOS CITY LIMITS, PROVIDING NEW MINI-ROUNDAOUBTS, SIDEWALKS, BIKE LANES, IMPROVED PEDESTRIAN CROSSWALKS, BIORETENTATION AREA AND TRAFFIC SIGNALS.

THIS PROJECT WILL MAKE THE CORRIDOR SAFER FOR ALL MODES OF TRAVEL, LESS CONGESTED DURING BUSY COMMUTE AND SCHOOL START / END TIMES, AND THE NEW DESIGN FEATURES WILL SHORTEN TRAVEL TIMES IN THE CORRIDOR AS WELL AS SHORTENING THE LENGTHS OF THE MORNING AND AFTERNOON PEAK TRAVEL PERIODS.

PLEASE VISIT THE WEBSITE OF THE CITY OF BELMONT FOR MORE INFORMATION (<https://www.belmont.gov/departments/public-works/transportation/alameda-de-las-pulgas-san-carlos-ave-corridor-study>)

IT IS ALSO ESTIMATED THAT THE PROPOSED MINI-ROUNDAOUBTS AND SIDEWALK AT THE INTERSECTION OF ALAMEDA DE LAS PULGAS AND EL VERANO WAY MAY REDUCE THE AREA OF LOT #1 BY APPROXIMATELY 1000 SF.



LEGEND	
	APN BOUNDARY
	PAVING
	SIDEWALK
	DRIVEWAY/CURB RAMP
	ROUNDAOUBT/MEDIAN
	BIORETENTION AREA
	LANDSCAPING
	RAILING
	EXISTING POWER/JOINT POLE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	EXISTING BUS STOP LOCATION

PROPERTY OF KODAMA DESIGN  
**KODAMA DESIGN**  
 Architects & Planners  
 3160 College Ave, Suite 201  
 Berkeley, CA 94705  
 510.866.0696 fax  
 510.866.0690 fax

**WESTERN HILLS CHURCH**  
 1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
 August 1st, 2024

ALAMEDA DE LAS PULGAS  
 CORRIDOR IMPROVEMENT

**A0.5**

# Housing Feasibility Study - Project Site



INTERSECTION @  
ADLP & RALSTON **1**



CARLMONT VILLAGE  
SHOPPING CENTER **2**



APARTMENTS ON  
ALAMEDA DE LAS PULGAS **3**



PROJECT SITE @  
ADLP / EL VERANO WAY **4**



CROSSING COMMUNITY CHURCH @  
ADLP / CHULA VISTA DR. **5**

PROPERTY OF KODAMA DISEÑO



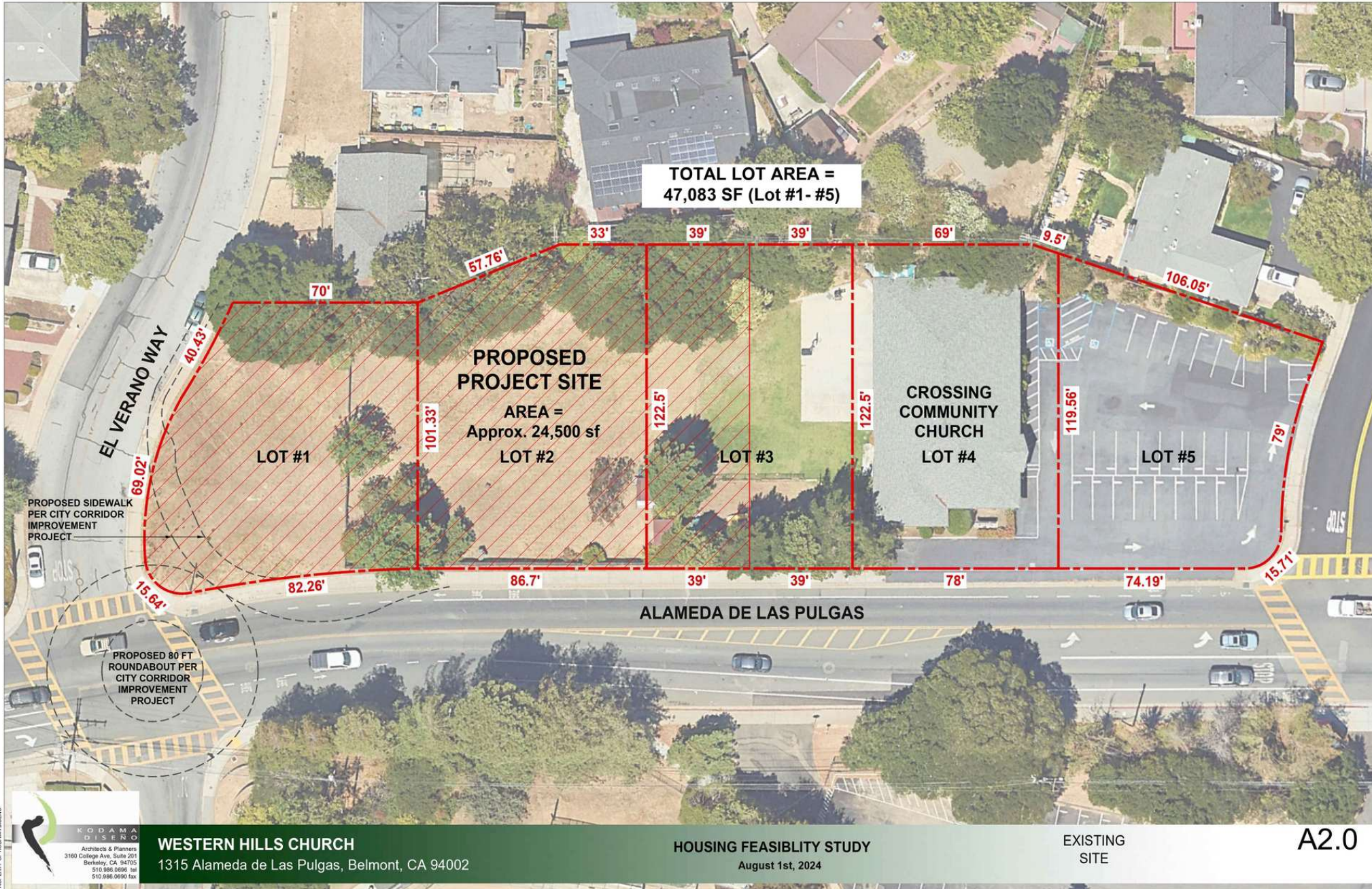
**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

**PROJECT  
SITE CONTEXT**

**A0.6**

# Housing Feasibility Study - Existing Site



PROPERTY OF KODAMA DESIGN

**KODAMA DESIGN**  
 Architects & Planners  
 3180 College Ave, Suite 201  
 Berkeley, CA 94705  
 510.988.0696 tel  
 510.988.0690 fax

**WESTERN HILLS CHURCH**  
 1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
 August 1st, 2024

EXISTING SITE

**A2.0**

# Housing Feasibility Study - Ground Floor Plan



PROPERTY OF KODAMA DESIGN  
**KODAMA DESIGN**  
 Architects & Planners  
 3180 College Ave, Suite 201  
 Berkeley, CA 94705  
 510.986.0696 tel  
 510.986.0690 fax

**WESTERN HILLS CHURCH**  
 1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
 August 1st, 2024

**GROUND FLOOR PLAN**

**A2.1**

# Housing Feasibility Study - Second & Third Floor Plans

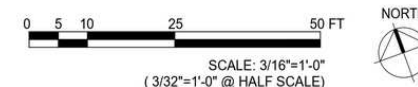
## 100% AFFORDABLE FAMILY HOUSING SCHEME



(FAMILY HOUSING SCHEME) UNIT COUNT & FLOOR AREA SUMMARY

	1 BR	2 BR	3 BR	COUNT	RESIDENTIAL AREA	GROSS FLOOR AREA
1ST FLOOR	0	0	0	0	0	3250 SF
2ND FLOOR	6	4	3	13	10210 SF	12580 SF
3RD FLOOR	6	4	3	13	10210 SF	12580 SF
4TH FLOOR	5	3	3	11	8785 SF	11155 SF
5TH FLOOR	5	3	3	11	8785 SF	11155 SF
<b>TOTAL</b>	<b>22</b> (46%)	<b>14</b> (29%)	<b>12</b> (25%)	<b>48</b>	<b>37990 SF</b>	<b>50720 SF</b>

# L2 & L3



PROPERTY OF KODAMA DISEÑO



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

**SECOND & THIRD FLOOR PLANS**

**A2.2**

# Housing Feasibility Study - Fourth & Fifth Floor Plans

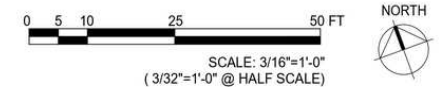
## 100% AFFORDABLE FAMILY HOUSING SCHEME



(FAMILY HOUSING SCHEME) UNIT COUNT & FLOOR AREA SUMMARY

	1 BR	2 BR	3 BR	COUNT	RESIDENTIAL AREA	GROSS FLOOR AREA
1ST FLOOR	0	0	0	0	0	3250 SF
2ND FLOOR	6	4	3	13	10210 SF	12580 SF
3RD FLOOR	6	4	3	13	10210 SF	12580 SF
4TH FLOOR	5	3	3	11	8785 SF	11155 SF
5TH FLOOR	5	3	3	11	8785 SF	11155 SF
<b>TOTAL</b>	<b>22</b> (46%)	<b>14</b> (29%)	<b>12</b> (25%)	<b>48</b>	<b>37990 SF</b>	<b>50720 SF</b>

# L4 & L5



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

**FOURTH & FIFTH FLOOR PLANS**

**A2.3**

# Housing Feasibility Study - Existing Bird Eye View



PROPERTY OF KODAMA DISEÑO



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

EXISTING  
BIRD EYE VIEW

**A3.1**



# Housing Feasibility Study - Proposed Bird Eye View



PROPERTY OF KODAMA DISEÑO



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

**PROPOSED  
BIRD EYE VIEW**

**A3.2**

# Existing Street View



ALAMEDA DE LAS PULGAS / EL VERANO WAY

PROPERTY OF KODAMA DISEÑO



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

HOUSING FEASIBILITY STUDY  
August 1st, 2024

EXISTING STREET  
VIEW PERSPECTIVE

A3.3

# Proposed Street View



ALAMEDA DE LAS PULGAS / EL VERANO WAY

PROPERTY OF KODAMA DISEÑO



**KODAMA DISEÑO**  
Architects & Planners  
3160 College Ave, Suite 201  
Berkeley, CA 94702  
510.866.0696 tel  
510.866.0690 fax

**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

**HOUSING FEASIBILITY STUDY**  
August 1st, 2024

PROPOSED STREET  
VIEW PERSPECTIVE

**A3.4**

# Conceptual Street Elevation



SOUTH ELEVATION - ALONG ALAMEDA DE LAS PULGAS

PROPERTY OF KODAMA DESIGN



**WESTERN HILLS CHURCH**  
1315 Alameda de Las Pulgas, Belmont, CA 94002

HOUSING FEASIBILITY STUDY  
August 1st, 2024

CONCEPTUAL  
STREET ELEVATION

A3.5



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Commercial

**INTERO**

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**Commercial**

LORENO

KODAMA

AG 1

# Location Information

# Regional Map



Map data ©2024 Google Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

CARLMONT VILLAGE



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PROJECT SITE

CHULA VISTA DR

TIERRA LINDA MIDDLE SCHOOL

ALAMEDA DE LAS PULGAS

CARLMONT HIGH SCHOOL

2

3

4

5



INTERSECTION @ ADLP & RALSTON 1



CARLMONT VILLAGE SHOPPING CENTER 2



APARTMENTS ON ALAMEDA DE LAS PULGAS 3



PROJECT SITE @ ADLP / EL VERANO WAY 4



CROSSING COMMUNITY CHURCH @ ADLP / CHULA VISTA DR. 5

# Demographics

# Demographics Map & Report

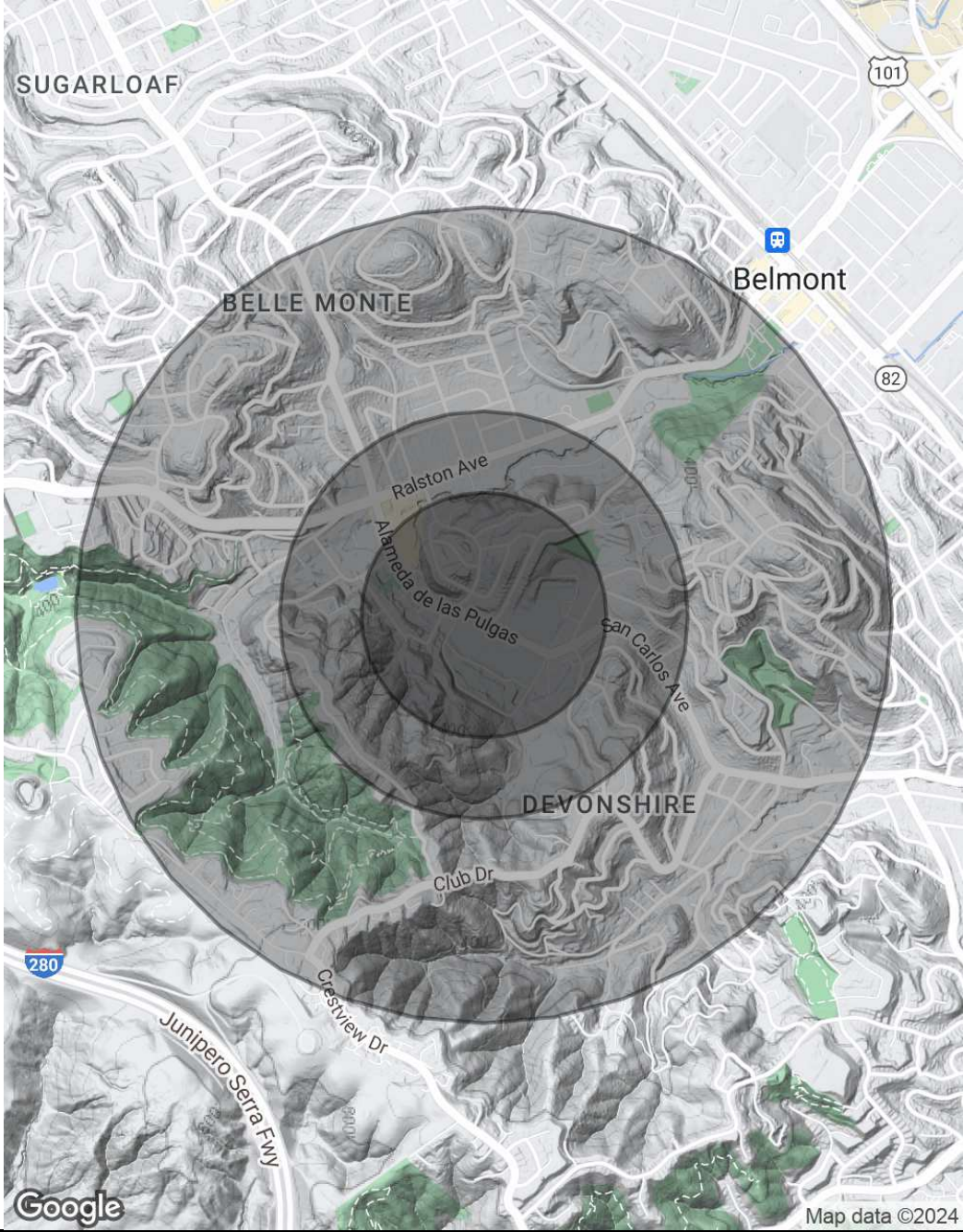
### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,593	4,446	17,186
Average Age	42	42	41
Average Age (Male)	41	41	41
Average Age (Female)	44	43	42

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	627	1,732	6,218
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$220,956	\$237,658	\$282,538
Average House Value	\$1,823,314	\$1,834,241	\$1,882,524

Demographics data derived from AlphaMap







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STREET VIEW PERSPECTIVE  
ALAMEDA DE LAS PULGAS / EL VERANO

# Advisor Bios

# Ravi Jagtiani | Jagtiani Group | Intero Commercial



## RAVI JAGTIANI

America's Top 1.5% Real Estate Professional

ravi@jagtianigroup.com

Direct: **669.226.7416**

CalDRE #02044082

## Professional Background

As a successful Realtor in the Bay Area, Ravi Jagtiani's passion for real estate developed while working for his family's hospitality and real estate business.

As a Realtor, Ravi specializes in Retail, Land, and Business Opportunities with broad experience selling pre- schools, brokering several large land development transactions, and investing in high cash-flow opportunities.

In addition, he has helped several Bay Area residents in selling their homes and re- investing their money in high cash flowing opportunities in Texas, Arizona, North Carolina, and Florida.

With over 20 year's in the industry, and having broad experience in real estate has enabled Ravi to create successful marketing and sales strategies for maximizing ROI for his clients. Buying and selling real estate can be stressful. We at Jagtiani Group, promise to reduce your anxiety by keeping you well informed throughout the process. We provide all the support needed through our strong network of mortgage lenders, contractors, cleaners, inspections, title & escrow companies and other service providers to make the process easy for all our clients. We can assure you that with us, you will be buying with knowledge and selling with confidence !!

Ravi is also serving as the Chair of the planning commission in the city of Foster City, CA. He has an extensive background in real estate, uses for real estate, and how to work with the community to work on concepts of smart growth to balance land use availability with nature of our community and the environment.

Your referrals are the life blood of our business. You and your referrals will never find a more dedicated, focused, available, energetic, passionate and pleasant agent to represent you/them. If you are looking to sell, please write or call us for no obligation consultation.

## Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

## Memberships

SamCAR, NAR, AREA, CAR

### Intero Real Estate Services

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