

# 2023-2031 Housing Element City of Palo Alto



## Appendix D: Site Inventory



Table A: Housing Eligibility for Santa Clara County Jurisdictions, please format the APNs as follows: 999-99-999

| Jurisdiction Name | Site Address/Intersection | # DigiL ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Max Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy                                      | Infrastructure | Publicly Owned       | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Year Built | Improvement to Land Value Ratio2 | CoStar Rating |   |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|----------------------------------|---------------------|---|----------------|----------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|------------|----------------------------------|---------------|---|
| Palo Alto         | 555 UNIVERSITY AV         | 94301            | 12000224               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.17                | One story office space (FAR: 0.9)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 2                              | 5              | 1970       | 1.01                             | 2             |   |
| Palo Alto         | 435 YASSO ST              | 94301            | 12002025               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.38                | Three story office space (FAR: 2.6)                       | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 10                       | 0                              | 10             | 1984       | 1.2                              | 3             |   |
| Palo Alto         | 926 UNIVERSITY AV         | 94301            | 12003046               |                    | MF                                 | RM-40                        | 31                                   | 40                               | 0.15                | Two story office space (FAR: 0.6)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1926       | 0.33                             | 2             |   |
| Palo Alto         | 245 COWPER ST             | 94301            | 12003037               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.25                | One story office space (FAR: 0.9)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 7                              | 7              | 1976       | 1.27                             | 2             |   |
| Palo Alto         | 330 LYTTON AV             | 94301            | 12015003               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.16                | One story restaurant space (FAR: 0.9)                     | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 5                              | 5              | 1957       | 1.48                             | 2             |   |
| Palo Alto         | 401 WAKELEY ST            | 94301            | 12015037               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.22                | One story commercial (FAR: 0.5), surface parking          | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 3                              | 3              | 1977       | 1.09                             | 2             |   |
| Palo Alto         | 444 COWPER ST             | 94301            | 12015014               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.14                | Surface parking   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1900       | 0.94                             | 2             |   |
| Palo Alto         | 426 WAKELEY ST            | 94301            | 12015039               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.12                | Two story commercial building (FAR: 0.5)                  | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 2                              | 2              | 1920       | 0.32                             | 2             |   |
| Palo Alto         | 376 UNIVERSITY AV         | 94301            | 12015058               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.18                | One story restaurant (FAR: 0.3)                           | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 5                              | 5              | 1920       | 0.33                             | 2             |   |
| Palo Alto         | 328 UNIVERSITY AV         | 94301            | 12015059               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.18                | One story retail (FAR: 0.6)                               | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 5                              | 5              | 1926       | 0.33                             | 2             |   |
| Palo Alto         | 527 WAKELEY ST            | 94301            | 12015060               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.18                | Surface parking   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 2                              | 2              | 1900       | 0                                | 2             |   |
| Palo Alto         | 515 WAKELEY ST            | 94301            | 12015081               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.18                | Surface parking   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 2                              | 2              | 1900       | 0                                | 2             |   |
| Palo Alto         | 590 WAKELEY ST            | 94301            | 12015084               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.14                | One story restaurant (FAR: 0.8)                           | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1922       | 0.97                             | 3             |   |
| Palo Alto         | 620 WAKELEY ST            | 94301            | 12015055               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.11                | Two story restaurant (FAR: 0.9)                           | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1930       | 0.39                             | 2             |   |
| Palo Alto         | 630 COWPER ST             | 94301            | 12016011               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.34                | One story office space (FAR: 0.4), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 10                       | 0                              | 10             | 1956       | 0.43                             | 1             |   |
| Palo Alto         | 460 FOREST AV             | 94301            | 12015044               |                    | SOFA I CAP                         | RM-40                        | 31                                   | 40                               | 0.23                | One story medical office (FAR: 0.4), surface parking      | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 7                              | 7              | 1952       | 0.39                             | 2             |   |
| Palo Alto         | 183 EVERETT AV            | 94301            | 12025042               |                    | ON                                 | CM-DN                        | 30                                   | 40                               | 0.19                | One story office space (FAR: 0.5), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1951       | 0.77                             | 1             |   |
| Palo Alto         | 525 ALMA ST               | 94301            | 12026199               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.25                | One story retail (FAR: 1.0)                               | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 8                              | 8              | 1948       | 1.39                             | 2             |   |
| Palo Alto         | 654 HIGH ST               | 94301            | 12027037               |                    | CC                                 | CC-D                         | 40                                   | 40                               | 0.19                | Two story office space                                    | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 6                              | 6              | 1900       | 0.94                             | 3             |   |
| Palo Alto         | 820 HIGH ST               | 94301            | 12027039               |                    | SOFA II CAP                        | RT-50                        | 50                                   | 50                               | 0.14                | One story office space (FAR: 0.9)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 2                              | 2              | 1946       | 1.3                              | 1             |   |
| Palo Alto         | 170 EMERSON ST            | 94301            | 12027049               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.22                | One story commercial (FAR: 0.2), surface parking          | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 2003       | 0.38                             | 1             |   |
| Palo Alto         | 721 EMERSON ST            | 94301            | 12027072               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | One story office space (FAR: 0.6), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 2003       | 0.9                              | 1             |   |
| Palo Alto         | 718 EMERSON ST            | 94301            | 12027073               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | One story auto service (FAR: 0.8)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1950       | 0.94                             | 1             |   |
| Palo Alto         | 839 EMERSON ST            | 94301            | 12028033               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | One story office space (FAR: 0.2), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1959       | 0.93                             | 2             |   |
| Palo Alto         | 821 EMERSON ST            | 94301            | 12028036               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | One story vacant office space (FAR: 0.4), surface parking | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1966       | 0.92                             | 2             |   |
| Palo Alto         | 840 EMERSON ST            | 94301            | 12028037               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.48                | Surface parking   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 19                       | 0                              | 19             | 1950       | 0.93                             | 2             |   |
| Palo Alto         | 849 HIGH ST               | 94301            | 12028040               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.24                | One story office space (FAR: 0.4), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 9                        | 0                              | 9              | 1950       | 1.48                             | 2             |   |
| Palo Alto         | 875 ALMA ST               | 94301            | 12028045               |                    | SOFA II CAP                        | RT-50                        | 50                                   | 50                               | 0.32                | One story retail (FAR: 0.7), surface parking              | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 12                       | 0                              | 12             | 1949       | 0.79                             | 1             |   |
| Palo Alto         | 863 ALMA ST               | 94301            | 12028046               |                    | SOFA II CAP                        | RT-50                        | 50                                   | 50                               | 0.16                | One story office space (FAR: 0.4), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 6                              | 6              | 1977       | 0.71                             | 2             |   |
| Palo Alto         | 807 HIGH ST               | 94301            | 12028050               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.32                | Auto Storage  | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 12                       | 0                              | 12             | 1900       | 0.91                             | 1             |   |
| Palo Alto         | 875 HIGH ST               | 94301            | 12028059               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.35                | One story office space (FAR: 0.5)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 14                       | 0                              | 14             | 1968       | 0.47                             | 1             |   |
| Palo Alto         | 629 HIGH ST               | 94301            | 12028060               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | One story office space (FAR: 0.4), surface parking        | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1955       | 0.2                              | 1             |   |
| Palo Alto         | 905 HIGH ST               | 94301            | 12028091               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.14                | Auto Storage  | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 5                              | 5              | 1901       | 0.97                             | 1             |   |
| Palo Alto         | 840 HIGH ST               | 94301            | 12028092               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.19                | Auto garage   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 7                              | 7              | 1946       | 0.63                             | 2             |   |
| Palo Alto         | 860 HIGH ST               | 94301            | 12028093               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | Auto garage   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1947       | 0.99                             | 1             |   |
| Palo Alto         | 871 ALMA ST               | 94301            | 12028097               |                    | SOFA II CAP                        | RT-50                        | 50                                   | 50                               | 0.24                | One story office space (FAR: 0.9)                         | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 9                        | 0                              | 9              | 1929       | 1.2                              | 2             |   |
| Palo Alto         | 620 EMERSON ST            | 94301            | 12028099               |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.19                | One story retail (FAR: 0.4), surface parking              | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 7                              | 7              | 1962       | 0.9                              | 2             |   |
| Palo Alto         | 1015 ALMA ST              | 94301            | 1203049                |                    | SOFA II CAP                        | RT-35                        | 35                                   | 50                               | 0.12                | One story commercial (FAR: 0.2)                           | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1920       | 1.25                             | 2             |   |
| Palo Alto         | 2011 EL CAMINO REAL       | 94306            | 14311024               |                    | ON                                 | ON                           | 30                                   | 40                               | 0.2                 | One story retail (FAR: 0.8), surface parking              | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 4                              | 4              | 1930       | 0.62                             | 1             |   |
| Palo Alto         | 489 GRANT AV              | 94306            | 1433037                |                    | MF                                 | RM-40                        | 31                                   | 40                               | 0.19                | Residential (1)   | YES - Current  | NO - Privately Owned | Available   | Not Used in Prior Housing Element             | 0                     | 0                        | 3                              | 3              | 1900       | 0.92                             | 1             |   |
| Palo Alto         | LEGHORN ST                | 94309            | 14090112               |                    | CS                                 | CS                           | 40                                   | 40                               | 0.85                | Auto storage  | YES - Current  | NO - Privately Owned | Available   | Used in Prior Housing Element - Non-Vacant    | 19                    | 0                        | 0                              | 8              | 27         | 1960                             | 0             | 1 |





**Table C: Land Use, Table Starts in A2**

| <b>Zoning Designation</b> | <b>General Land Uses Allowed</b>  |
|---------------------------|---|
| R-1                       | Low density residential (Chapter 18.12)                                     |
| RM-20                     | Multi-family residential uses (Chapter 18.13)                               |
| RM-30                     | Multi-family residential uses (Chapter 18.13)                               |
| RM-40                     | Multi-family residential uses (Chapter 18.13)                               |
| CS                        | Residential and non-residential uses (Chapter 18.16)                        |
| CN                        | Residential and non-residential uses (Chapter 18.16)                        |
| CC                        | Residential and non-residential uses (Chapter 18.16)                        |
| CD-C                      | Residential and non-residential uses (Chapter 18.18)                        |
| CD-N                      | Residential and non-residential uses (Chapter 18.18)                        |
| RT-35                     | Residential and non-residential uses up to 35 feet                          |
| RT-40                     | Residential and non-residential uses up to 40 feet                          |
| GM                        | Light manufacturing, research, and commercial services uses (Chapter 18.20) |
| ROLM                      | Light manufacturing, research, and commercial services uses (Chapter 18.20) |
| PC                        | Any use in accordance with approved development plan (Chapter 18.38)        |
| PF                        | Public facilities (Chapter 18.28)   |