

# 2023-2031 Housing Element City of Palo Alto



## Appendix D: Site Inventory



Table A: Site Inventory

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Improvement to Land Value Ratio	CoStar Rating
555 UNIVERSITY AV	94301	120-03-024	CC	CD-C	0	40	0.17	One story office space (FAR: 0.9)	0	0	5	5	1970	1.01	2
435 TASSO ST	94301	120-03-025	CC	CD-C	0	40	0.33	Three story office space (FAR: 2.0)	0	10	0	10	1984	1.5	3
624 UNIVERSITY AV	94301	120-03-040	MF	RM-40	31	40	0.15	Two story office space (FAR: 0.6)	0	0	4	4	1926	0.33	2
543 COWPER ST	94301	120-03-067	CC	CD-C	0	40	0.23	One story office space (FAR: 0.9)	0	0	7	7	1978	1.47	2
330 LYTTON AV	94301	120-15-003	CC	CD-C	0	40	0.16	One story restaurant space (FAR: 0.9)	0	0	5	5	1957	1.46	2
401 WAVERLEY ST	94301	120-15-007	CC	CD-C	0	40	0.22	One story commercial (FAR: 0.5), surface parking	0	0	7	7	1977	1.09	2
444 COWPER ST	94301	120-15-014	CC	CD-C	0	40	0.14	Surface Parking	0	0	4	4	1900	0.04	
426 WAVERLEY ST	94301	120-15-039	CC	CD-C	0	40	0.12	Two story commercial building (FAR: 0.5)	0	0	3	3	1920	0.32	
318 UNIVERSITY AV	94301	120-15-058	CC	CD-C	0	40	0.18	One story restaurant (FAR: 0.8)	0	0	5	5	1926	0.53	2
328 UNIVERSITY AV	94301	120-15-059	CC	CD-C	0	40	0.18	One story retail (FAR: 0.8)	0	0	5	5	1926	0.53	2
527 WAVERLEY ST	94301	120-15-080	CC	CD-C	0	40	0.16	Surface Parking	0	0	5	5	1900	0	
515 WAVERLEY ST	94301	120-15-081	CC	CD-C	0	40	0.18	Surface Parking	0	0	5	5	1900	0	
550 WAVERLEY ST	94301	120-15-084	CC	CD-C	0	40	0.14	One story restaurant (FAR: 0.9)	0	0	4	4	1952	0.91	3
560 WAVERLEY ST	94301	120-15-085	CC	CD-C	0	40	0.14	Two story restaurant (FAR: 0.9)	0	0	4	4	1938	0.89	2
630 COWPER ST	94301	120-16-011	CC	CD-C	0	40	0.34	One story office space (FAR: 0.4), surface parking	0	10	0	10	1956	0.45	1
464 FOREST AV	94301	120-16-044	SOFA I CAP	RM-40	31	40	0.23	One story medical office (FAR: 0.4), surface parking	0	0	7	7	1952	0.39	2
163 EVERETT AV	94301	120-25-042	CN	CD-N	0	30	0.19	One story office space (FAR: 0.5), surface parking	0	0	4	4	1951	0.7	1
525 ALMA ST	94301	120-26-109	CC	CD-C	0	40	0.25	One story retail (FAR: 1.0)	0	0	8	8	1948	1.39	2
654 HIGH ST	94301	120-27-037	CC	CD-C	0	40	0.19	Two story office space	0	0	6	6	1900	0.04	3
660 HIGH ST	94301	120-27-039	SOFA II CAP	RT-50	0	50	0.14	One story office space (FAR: 0.9)	0	0	5	5	1946	1.3	1
701 EMERSON ST	94301	120-27-049	SOFA II CAP	RT-35	0	50	0.22	One story commercial (FAR: 0.2), surface parking	0	0	8	8	2003	0.98	1
721 EMERSON ST	94301	120-27-072	SOFA II CAP	RT-35	0	50	0.12	One story office space (FAR: 0.6), surface parking	0	0	4	4	2003	0.8	1
718 EMERSON ST	94301	120-27-073	SOFA II CAP	RT-35	0	50	0.12	One story auto service (FAR: 0.8)	0	0	4	4	1950	0.54	1
839 EMERSON ST	94301	120-28-033	SOFA II CAP	RT-35	0	50	0.12	One story office space (FAR: 0.2), surface parking	0	0	4	4	1959	0.03	2
821 EMERSON ST	94301	120-28-036	SOFA II CAP	RT-35	0	50	0.12	One story vacant office space (FAR: 0.4), surface parking	0	0	4	4	1966	0.32	2
840 EMERSON ST	94301	120-28-037	SOFA II CAP	RT-35	0	50	0.48	Surface Parking	0	19	0	19	1959	0.03	2
849 HIGH ST	94301	120-28-040	SOFA II CAP	RT-35	0	50	0.24	One story office space (FAR: 0.4), surface parking	0	9	0	9	1950	1.49	2
875 ALMA ST	94301	120-28-045	SOFA II CAP	RT-50	0	50	0.32	One story retail (FAR: 0.7), surface parking	0	12	0	12	1949	0.79	1
863 ALMA ST	94301	120-28-046	SOFA II CAP	RT-50	0	50	0.16	One story office space (FAR: 0.4), surface parking	0	0	6	6	1927	0.11	2
901 HIGH ST	94301	120-28-050	SOFA II CAP	RT-35	0	50	0.32	Auto Storage	0	12	0	12	1900	0.01	
975 HIGH ST	94301	120-28-069	SOFA II CAP	RT-35	0	50	0.35	One story office space (FAR: 0.5)	0	14	0	14	1968	0.47	1
929 HIGH ST	94301	120-28-090	SOFA II CAP	RT-35	0	50	0.12	One story office space (FAR: 0.4), surface parking	0	0	4	4	1955	0.2	1
925 HIGH ST	94301	120-28-091	SOFA II CAP	RT-35	0	50	0.14	Auto Storage	0	0	5	5		0.01	
940 HIGH ST	94301	120-28-092	SOFA II CAP	RT-35	0	50	0.18	Auto garage	0	0	7	7	1946	0.63	2
960 HIGH ST	94301	120-28-093	SOFA II CAP	RT-35	0	50	0.12	Auto garage	0	0	4	4	1947	0.59	1
917 ALMA ST	94301	120-28-097	SOFA II CAP	RT-50	0	50	0.24	One story office space (FAR: 0.9)	0	9	0	9	1929	1.2	2
829 EMERSON ST	94301	120-28-099	SOFA II CAP	RT-35	0	50	0.19	One story retail (FAR: 0.4), surface parking	0	0	7	7	1962	0.9	2
1015 ALMA ST	94301	120-30-049	SOFA II CAP	RT-35	0	50	0.12	One story commercial (FAR: 0.2)	0	0	4	4	1955	1.25	2
2011 EL CAMINO REAL	94306	124-31-024	CN	CN	0	30	0.2	One story retail (FAR: 0.6), surface parking	0	0	4	4	1930	0.62	
466 GRANT AV	94306	124-33-037	MF	RM-40	31	40	0.19	Residential (1)	0	0	5	5	1900	0.02	
LEGHORN ST	94303	147-05-012	CS	CS	0	40	0.85	Auto storage	19	0	8	27	1900	0	



**Table C: Land Use**

<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
RT-50	Residential and non-residential uses up to 50 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)